

**2024 NORWICH TOWNSHIP
COM ECF STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
08-15-315-003	7474 N CYPRESS AVE	11/23/21	\$78,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$78,000	\$65,700	84.23	\$149,079	\$33,352	\$44,648	\$141,476	0.316	1,536	\$29.07	RRES	25.7007	STANDARD		\$29,131	No	/ /	08-15-315-001	RESIDENTIAL	401
08-30-300-006	5130 E POLK ST	11/10/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$29,100	52.91	\$65,017	\$36,900	\$18,100	\$34,289	0.528	288	\$62.85	RRES	4.4729	RANCH		\$36,900	No	/ /		RESIDENTIAL	401
08-33-300-003	4838 N ELM AVE	09/17/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$102,100	45.38	\$211,640	\$10,000	\$215,000	\$245,902	0.874	2,610	\$92.38	RRES	30.1736	STANDARD		\$10,000	No	/ /		RESIDENTIAL	401
Totals:			\$358,000			\$358,000	\$196,900			\$425,736	\$277,748	\$421,667			\$58.10		8.6096								
						Sale. Ratio =>	55.00							E.C.F. =>	0.659	Std. Deviation=>		0.282049334							
						Std. Dev. =>	20.60							Ave. E.C.F. =>	0.573	Ave. Variance=>		20.1157	Coefficient of Var=>		35.13080404				

Used 0.659