

Commercial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.
08-0021-0044-03-7	7033 RED ARROW	03/04/22	\$175,000	WD	19-MULTI PARCEL ARM'S LI	\$175,000	\$56,900
01-0018-0010-10-0	TERRITORIAL	12/22/22	\$1,400,000	CD	31-SPLIT IMPROVED	\$1,400,000	\$522,200
07-0030-0067-02-3	9549 UNION PIER RD	04/22/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$249,900
10-0022-0011-14-0	2944 COLOMA	03/03/22	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$86,700
13-0017-0005-00-0	18713 W US 12	10/05/22	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$18,000
22-0010-0013-01-2	12918 CLEVELAND	10/31/22	\$111,099	MLC	03-ARM'S LENGTH	\$111,099	\$34,100
<b>Totals:</b>			<b>\$2,729,999</b>			<b>\$2,729,999</b>	<b>\$967,800</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

Final Conclusion 1.106

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
32.51	\$148,480	\$49,939	\$125,061	\$158,172	0.791
37.30	\$852,070	\$103,016	\$1,296,984	\$1,202,334	1.079
41.65	\$340,352	\$41,219	\$558,781	\$480,149	1.164
23.13	\$239,127	\$86,331	\$288,569	\$245,258	1.177
26.09	\$37,060	\$18,548	\$50,452	\$18,512	2.725
30.69	\$75,145	\$35,753	\$75,346	\$63,230	1.192
	<b>\$1,692,234</b>		<b>\$2,395,193</b>	<b>\$2,167,655</b>	
<b>35.45</b>				<b>E.C.F. =&gt;</b>	<b>1.106</b>
<b>6.88</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.355</b>