

2024 Village Res ECF

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	
14-600-006-00	2307 WATER ST	09/03/21	\$105,000	03-ARM'S LENGTH	\$105,000	\$38,900	37.05	\$117,008	\$80,745	\$95,523	0.845	
14-600-032-00	2597 WATER ST	11/26/19	\$132,000	03-ARM'S LENGTH	\$132,000	\$36,800	27.88	\$108,662	\$101,630	\$80,630	1.260	
14-600-047-00	1546 FIFTH AVE	06/06/23	\$248,500	03-ARM'S LENGTH	\$248,500	\$75,300	30.30	\$235,687	\$203,168	\$196,040	1.036	
14-700-010-00	2085 WATER ST	01/26/22	\$100,500	03-ARM'S LENGTH	\$100,500	\$44,900	44.68	\$113,085	\$62,703	\$77,537	0.809	
Totals:			\$586,000		\$586,000	\$195,900		\$574,442	\$448,246	\$449,730		
							Sale. Ratio =>	33.43			E.C.F. =>	0.997
							Std. Dev. =>	7.54			Ave. E.C.F. =>	0.988
										Use	0.988	