

2000 Commercial ECF for 2024

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class		
03-0029-0024-07-1	1335 M 139	01/10/23	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$25,500	51.00	\$57,115	\$9,457	\$40,543	\$48,433	0.837	2,024	\$20.03	2000	3.4596	\$9,457		2000 COMMERCIAL MAIN	201		
03-0029-0053-01-2	1559 PIPESTONE RD	06/21/22	\$210,000	WD	03-ARM'S LENGTH	\$209,500	\$146,600	69.98	\$251,495	\$164,608	\$44,892	\$88,300	0.508	2,072	\$21.67	2000	36.3288	\$108,297		2000 COMMERCIAL MAIN	201		
03-0030-0025-05-5	1359 MILTON ST	12/23/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,900	42.97	\$173,447	\$46,006	\$118,994	\$129,513	0.919	4,560	\$26.10	2000	4.7087	\$44,506		2000 COMMERCIAL MAIN	201		
03-0031-0041-01-6	2188 S M 139	03/07/22	\$799,000	WD	03-ARM'S LENGTH	\$799,000	\$350,000	43.80	\$813,832	\$69,850	\$729,150	\$756,079	0.964	19,810	\$36.81	2000	9.2691	\$30,598		2000 COMMERCIAL MAIN	201		
03-0032-0006-06-5	1948 PLAZA DR	10/07/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$64,000	41.56	\$161,189	\$31,438	\$122,562	\$131,861	0.929	3,111	\$39.40	2000	5.7788	\$9,087		2000 COMMERCIAL MAIN	201		
03-0032-0006-19-7	2053 PLAZA DR	06/24/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$74,500	42.57	\$183,728	\$48,576	\$126,424	\$137,350	0.920	6,560	\$19.27	2000	4.8762	\$31,154		2000 COMMERCIAL MAIN	201		
03-0032-0009-92-7	1592 MALL DR	06/09/21	\$4,500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$4,500,000	\$1,197,900	26.62	\$4,571,003	\$416,287	\$4,083,713	\$4,222,272	0.967	60,188	\$67.85	2000	9.5492	\$179,315	03-0032-0009-91-9	2000 COMMERCIAL MAIN	201		
03-0032-0031-20-5	2295 M 139	09/08/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$105,600	62.12	\$200,876	\$31,264	\$138,736	\$172,370	0.805	7,436	\$18.66	2000	6.6819	\$18,544		2000 COMMERCIAL MAIN	201		
03-2385-0005-00-1	1817 M 139	03/17/22	\$1,246,100	WD	03-ARM'S LENGTH	\$1,246,100	\$423,100	33.95	\$1,250,818	\$73,345	\$1,172,755	\$1,196,619	0.980	3,315	\$353.77	2000	10.8365	\$55,670		2000 COMMERCIAL MAIN	201		
03-5250-0001-00-2	1966 PLAZA DR	03/31/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$176,300	35.26	\$516,143	\$120,712	\$379,288	\$401,861	0.944	4,608	\$82.31	2000	7.2137	\$85,400		2000 COMMERCIAL MAIN	201		
03-5250-0006-00-4	2056 PLAZA DR	10/31/22	\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$275,000	\$164,600	59.85	\$302,562	\$142,958	\$132,042	\$162,199	0.814	2,812	\$46.96	2000	5.7619	\$123,200	03-5250-0005-00-8	2000 COMMERCIAL MAIN	201		
<b>Totals:</b>			<b>\$8,244,100</b>			<b>\$8,243,600</b>	<b>\$2,799,000</b>		<b>\$8,482,208</b>		<b>\$7,089,099</b>	<b>\$7,446,857</b>			<b>\$66.62</b>		<b>8.0266</b>						
								Sale. Ratio =>	<b>33.95</b>					E.C.F. =>	<b>0.952</b>			Std. Deviation=>	<b>0.13548098</b>				
								Std. Dev. =>	<b>13.16</b>					Ave. E.C.F. =>	<b>0.872</b>			Ave. Variance=>	<b>9.4968</b>			Coefficient of Var=>	<b>10.8946234</b>

Used ECF .952 for 2000 Commercial Main & Off Main