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Commercial Multi Family ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
XH0-118-3650-00	116 WEST ST / 118 WEST ST	06/28/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$196,900	30.29
XH0-752-9200-00	189 BUCHANAN ST	09/24/25	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$237,400	53.35
Totals:						\$1,095,000	\$434,300	
								39.66
								16.30

Sale. Ratio =>

Std. Dev. =>

Cur. Appraisal	Land + Yard	Blg. Residual	Cost/Man.\$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value
\$641,530	\$96,210	\$553,790	\$564,513	0.981	9,700	\$57.09	2002	\$66,240
\$485,949	\$54,094	\$390,906	\$447,055	0.874	7,344	\$53.23	2002	\$34,255
\$1,127,479		\$944,696	\$1,011,568			\$55.16		
				E.C.F. =>				
								0.934
				Ave. E.C.F. =>				0.928

Land Table	Property Class
COMM MULTI FAMILY	201
COMM MULTI FAMILY	201

Commercial Multi Family Land Analysis

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Totals:						\$1,095,000	\$434,300	
							Sale. Ratio =>	39.66
							Std. Dev. =>	16.30

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$623,466	\$92,774	\$66,240	1.06	1.06	\$87,358	\$2.01	2002 2641-0709	
\$471,643	\$7,612	\$34,255	0.53	0.53	\$14,444	\$0.33	2002 2690-0718	
\$1,095,109	\$100,386	\$100,495	1.59	1.59				
			Average	Average				
			per Net Acre=>	63,175.58	per SqFt=>	\$1.45		

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