

Commercial St Joseph ECF

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
18-0003-0001-07-4	2580 S CLEVELAND AVE	07/31/20	\$630,000	\$484,300	76.87	
18-0135-0003-09-8	2121 S CLEVELAND AVE	03/17/22	\$3,100,000	\$1,427,600	46.05	
18-1200-0001-00-1	2525 S CLEVELAND AVE	02/17/22	\$365,000	\$171,400	46.96	
18-2680-0016-16-3	3001 S STATE ST	11/16/21	\$490,000	\$278,800	56.90	
18-6070-0009-00-7	3078 NILES ROAD	01/15/21	\$210,000	\$116,800	55.62	
18-6070-0015-00-7	3012 NILES ROAD	04/16/21	\$459,000	\$155,400	33.86	
<b>Totals:</b>			<b>\$5,254,000</b>	<b>\$2,634,300</b>		
					<b>Sale. Ratio =&gt;</b>	<b>50.14</b>
					<b>Std. Dev. =&gt;</b>	<b>14.44</b>

Final Conclusion .614 ECF

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$992,382	\$406,070	\$223,930	\$953,353	0.235	
\$2,850,929	\$383,234	\$2,716,766	\$4,012,512	0.677	18-0135-0003-08-0
\$387,193	\$80,589	\$284,411	\$498,543	0.570	
\$559,329	\$196,233	\$293,767	\$590,400	0.498	
\$229,110	\$106,133	\$103,867	\$199,963	0.519	
\$345,749	\$95,910	\$363,090	\$406,242	0.894	
<b>\$5,364,692</b>		<b>\$3,985,831</b>	<b>\$6,661,013</b>		
			E.C.F. =>	<b>0.598</b>	
			Ave. E.C.F. =>	<b>0.566</b>	