

Rural Residential ECF

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
18-0001-0020-08-1	2835 LINCOLN AVE	07/15/21	\$265,000	\$114,500	43.21	
18-0001-0024-01-9	3011 LINCOLN AVE	07/01/21	\$112,000	\$43,700	39.02	
18-0001-0041-02-9	3259 ROYALTON HTS RD	10/30/20	\$89,000	\$45,100	50.67	
18-0001-0041-02-9	3259 ROYALTON HTS RD	01/28/22	\$170,750	\$45,700	26.76	
18-0001-0041-07-0	3209 ROYALTON HTS RD	03/17/22	\$255,000	\$93,100	36.51	
18-0001-0045-00-8	2540 RIVERBEND DR	01/08/21	\$356,000	\$153,300	43.06	
18-0002-0006-01-9	2895 S CLEVELAND AVE	04/15/20	\$106,000	\$52,200	49.25	
18-0002-0014-09-7	1419 NELSON RD	11/30/20	\$230,000	\$86,400	37.57	
18-0002-0014-14-3	1381 NELSON RD	02/10/21	\$232,000	\$101,500	43.75	
18-0002-0014-14-3	1381 NELSON RD	08/31/22	\$265,500	\$116,700	43.95	
18-0002-0018-03-3	1598 NELSON RD	05/24/22	\$240,000	\$88,800	37.00	
18-0002-0025-08-0	2837 WASHINGTON AVE	08/10/21	\$491,400	\$204,900	41.70	
18-0002-0027-06-7	2808 LINCOLN AVE	03/30/21	\$385,000	\$100,200	26.03	
18-0002-0030-01-7	3021 WASHINGTON AVE	11/25/20	\$310,000	\$92,500	29.84	
18-0002-0030-01-7	3021 WASHINGTON AVE	06/08/21	\$350,000	\$140,800	40.23	
18-0002-0032-06-0	3081 WASHINGTON AVE	07/01/20	\$268,500	\$153,600	57.21	
18-0002-0038-05-1	985 VINELAND AVE	06/19/20	\$289,900	\$83,900	28.94	
18-0002-0038-06-9	3276 LINCOLN AVE	09/15/20	\$159,500	\$52,900	33.17	
18-0002-0038-07-7	3286 LINCOLN AVE	03/19/21	\$150,000	\$56,400	37.60	
Totals:			\$4,725,550	\$1,826,200		
					Sale. Ratio =>	38.65
					Std. Dev. =>	8.21

Final Conclusion 1.039

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$302,912	\$4,263	\$260,737	\$298,649	0.873
\$73,210	\$3,627	\$108,373	\$69,583	1.557
\$109,256	\$1,734	\$87,266	\$107,522	0.812
\$109,256	\$1,734	\$169,016	\$107,522	1.572
\$229,367	\$1,335	\$253,665	\$228,032	1.112
\$453,597	\$4,151	\$351,849	\$449,446	0.783
\$121,320	\$865	\$105,135	\$120,455	0.873
\$283,093	\$11,993	\$218,007	\$271,100	0.804
\$301,038	\$6,760	\$225,240	\$294,278	0.765
\$301,038	\$6,760	\$258,740	\$294,278	0.879
\$204,175	\$10,212	\$229,788	\$193,963	1.185
\$558,088	\$37,650	\$453,750	\$520,438	0.872
\$381,305	\$10,288	\$374,712	\$371,017	1.010
\$374,043	\$8,122	\$301,878	\$365,921	0.825
\$374,043	\$8,122	\$341,878	\$365,921	0.934
\$311,505	\$38,592	\$229,908	\$272,913	0.842
\$165,414	\$2,202	\$287,698	\$163,212	1.763
\$173,003	\$4,571	\$154,929	\$168,432	0.920
\$142,420	\$13,066	\$136,934	\$129,354	1.059
\$4,968,083		\$4,549,503	\$4,792,036	
			E.C.F. =>	0.949
			Ave. E.C.F. =>	1.023