

St Joseph Commercial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.
03-5020-0034-01-1	4725 TERRITORIAL	01/01/22	\$130,000	MLC	03-ARM'S LENGTH	\$130,000	\$63,400
18-0136-0025-00-6	130 W NAPIER	05/27/21	\$225,000	MLC	03-ARM'S LENGTH	\$225,000	\$134,700
03-0027-0004-08-2	2584 E NAPIER	12/22/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$281,900
03-0007-0006-00-5	1251 PAW PAW	10/15/21	\$532,500	WD	03-ARM'S LENGTH	\$532,500	\$265,300
47-0003-0077-07-0	6801 W US 12	12/22/22	\$425,000	CD	03-ARM'S LENGTH	\$425,000	\$294,600
37-7200-0005-02-8		05/14/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$47,300
30-0014-0022-00-1	9061 FIRST	02/10/22	\$420,000	CD	03-ARM'S LENGTH	\$420,000	\$110,300
Totals:			\$2,266,500			\$2,266,500	\$1,197,500
							Sale. Ratio =>
							Std. Dev. =>

Final Conclusion .532

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
48.77	\$222,230	\$65,156	\$64,844	\$233,047	0.278	
59.87	\$364,720	\$81,910	\$143,090	\$419,599	0.341	18-0136-0001-01-8
69.60	\$609,315	\$188,279	\$216,721	\$624,682	0.347	
49.82	\$650,555	\$158,011	\$374,489	\$730,777	0.512	
69.32	\$501,722	\$117,780	\$307,220	\$569,647	0.539	
36.67	\$119,971	\$30,775	\$98,225	\$132,338	0.742	
26.26	\$253,661	\$68,334	\$351,666	\$274,966	1.279	
	\$2,722,174		\$1,556,255	\$2,985,056		
52.83				E.C.F. =>	0.521	
16.24				Ave. E.C.F. =>	0.577	