

City Northwest to Northeast ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
62-0340-0104-00-5	316 W Merchant Street	05/25/21	\$675,000	WD	03-ARM'S LENGTH	\$655,000	\$642,985	\$161,001	\$493,999	\$305,053	1.619	
62-0340-0109-00-7	205 W Mechanic Street	08/21/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$606,402	\$84,018	\$315,982	\$330,623	0.956	
62-0340-0113-00-4	108 N Barker Street	10/20/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$326,189	\$84,018	\$130,982	\$153,273	0.855	
62-0340-0114-01-9	210 W Merchant Street	10/21/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$167,264	\$84,235	\$15,765	\$52,550	0.300	
62-0340-0116-00-3	109 N Smith Street	06/08/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$536,301	\$90,071	\$169,929	\$282,424	0.602	
62-0340-0116-00-3	109 N Smith Street	06/08/22	\$799,000	WD	03-ARM'S LENGTH	\$799,000	\$536,301	\$90,071	\$708,929	\$282,424	2.510	
62-0340-0157-00-1	123 E Mechanic Street	10/13/20	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$612,861	\$84,018	\$610,982	\$334,711	1.825	
62-1150-0007-01-8	400 E Buffalo Street	06/08/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$212,521	\$38,190	\$126,810	\$110,336	1.149	
62-7100-0005-00-3	915 W Merchant Street	09/30/20	\$215,000	WD	03-ARM'S LENGTH	\$205,000	\$323,674	\$84,018	\$120,982	\$151,681	0.798	
62-7100-0005-00-3	915 W Merchant Street	02/12/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$323,674	\$84,018	\$135,982	\$151,681	0.896	
62-7100-0005-00-3	915 W Merchant Street	01/05/22	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$323,674	\$84,018	\$356,982	\$151,681	2.354	
62-7100-0008-00-2	20 N Eagle Street	07/09/21	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$344,101	\$67,328	\$308,672	\$175,173	1.762	62-7100-0009-00-9
62-7100-0016-00-5	823 W Merchant Street	12/23/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$245,492	\$76,380	\$163,620	\$107,033	1.529	
62-8200-0390-09-0	121 N Eagle Street	12/07/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$278,654	\$85,069	\$61,931	\$122,522	0.505	
62-8550-0018-02-1	103 N Willard Street	11/09/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$369,441	\$127,300	\$272,700	\$153,254	1.779	
62-8550-0084-00-8	103 N Berrien Street	04/07/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$384,477	\$87,010	\$237,990	\$188,270	1.264	
62-8550-0086-00-1	115 N Berrien Street	04/23/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$280,319	\$84,018	\$184,982	\$124,241	1.489	
62-8550-0086-00-1	115 N Berrien Street	08/12/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$280,319	\$84,018	\$225,982	\$124,241	1.819	
62-8550-0088-00-3	127 N Berrien Street	07/17/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$216,204	\$84,018	\$210,982	\$83,662	2.522	
<b>Totals:</b>			<b>\$6,547,000</b>			<b>\$6,517,000</b>	<b>\$7,010,853</b>		<b>\$4,854,183</b>	<b>\$3,384,833</b>		
											<b>E.C.F. =&gt;</b>	<b>1.434</b>
											<b>Ave. E.C.F. =&gt;</b>	<b>1.396</b>