

Commercial 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
62-0340-0133-00-5	9 W Mechanic Street	09/15/21	\$600,000	WD	03-ARM'S LENGTH	\$550,000	\$516,308	\$49,400	\$500,600	\$524,027	0.955	
62-0340-0243-02-1	30 N Whittaker Street	11/05/21	\$526,315	WD	03-ARM'S LENGTH	\$526,315	\$407,198	\$36,358	\$489,957	\$416,207	1.177	
62-0340-0260-00-7	9 N Barker Street	10/01/20	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$305,636	\$62,964	\$176,036	\$272,359	0.646	62-0340-0259-02-5
62-0340-0323-02-5	127 W Buffalo Street	12/08/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$390,594	\$91,323	\$268,677	\$335,882	0.800	
62-0900-0006-00-2	225 N Whittaker Street	09/11/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$142,752	\$1,000	\$229,000	\$225,003	1.018	
62-4900-0119-00-3	435 S Whittaker	12/03/20	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$190,913	\$42,440	\$70,560	\$166,636	0.423	
62-6750-0001-00-7	211 E Buffalo Street	06/15/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$327,803	\$97,425	\$202,575	\$258,561	0.783	
62-6750-0005-00-2	219 E Buffalo Street	09/11/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$295,141	\$18,073	\$181,927	\$310,963	0.585	62-6750-0004-00-6
62-8200-0076-02-6	700 E Buffalo Street	12/09/20	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$532,482	\$162,350	\$137,650	\$415,412	0.331	
62-8200-0277-03-0	712 S Barton Street	09/26/22	\$568,750	WD	03-ARM'S LENGTH	\$568,750	\$488,513	\$69,871	\$498,879	\$469,856	1.062	
62-8200-0278-05-2	5 W Madison Street	10/14/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$332,727	\$74,425	\$370,575	\$289,901	1.278	
Totals:			\$3,882,065			\$3,832,065	\$3,930,067		\$3,126,436	\$3,684,808		
											E.C.F. =>	0.848
											Ave. E.C.F. =>	0.824

Final Conclusion .848