

Gierczyk 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.
62-6900-0001-05-0	130 N Eagle Street	09/08/20	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$700,112	\$88,034	\$541,966	\$445,796	1.216
62-8551-0005-00-9	708 W Mechanic Street	06/23/20	\$547,000	WD	03-ARM'S LENGTH	\$512,000	\$658,729	\$78,238	\$433,762	\$422,790	1.026
62-8551-0012-00-5	516 W Mechanic Street	08/29/22	\$745,000	WD	03-ARM'S LENGTH	\$725,000	\$660,105	\$88,034	\$636,966	\$416,658	1.529
62-8551-0013-00-1	508 W Mechanic Street	05/12/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$602,289	\$108,288	\$491,712	\$359,797	1.367
Totals:			\$2,522,000			\$2,467,000	\$2,621,235		\$2,104,406	\$1,645,041	
										E.C.F. =>	1.279
										Ave. E.C.F. =>	1.284

Final Conclusion 1.279