

Southwest City 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
62-0340-0304-00-4	22 S Barker Street	10/30/20	\$416,000	WD	03-ARM'S LENGTH	\$399,000	\$420,814	\$69,420	\$329,580	\$293,562	1.123	
62-0340-0312-00-7	219 W Buffalo Street	09/17/20	\$123,000	LC	03-ARM'S LENGTH	\$123,000	\$133,242	\$35,560	\$87,440	\$81,606	1.071	
62-0340-0421-05-1	307 W Michigan Street	05/14/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$456,326	\$88,011	\$471,989	\$307,698	1.534	
62-0340-0421-06-0	101 S Mayhew Street	06/24/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$586,844	\$113,936	\$386,064	\$395,078	0.977	
62-4900-0013-00-1	232 S Barker Street	06/19/20	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$166,385	\$58,674	\$93,326	\$89,984	1.037	
62-8200-0041-04-4	310 W Detroit Street	10/26/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$200,671	\$62,075	\$122,925	\$115,786	1.062	
62-8200-0041-05-2	209 S Mayhew Street	09/10/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$283,938	\$61,652	\$188,348	\$185,703	1.014	
62-8200-0056-03-3	315 S Mayhew Street	10/07/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$215,333	\$60,712	\$139,288	\$129,174	1.078	
62-8200-0224-12-2	415 S Chicago Street	12/30/20	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$319,582	\$117,348	\$175,152	\$168,951	1.037	
62-8200-0343-03-2	327 S Berrien Street	08/14/20	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$203,752	\$58,674	\$130,326	\$121,201	1.075	
62-8200-0345-16-7	312 S Chicago Street	08/12/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$306,029	\$73,787	\$286,213	\$194,020	1.475	
62-8200-0351-05-1	1206 W Detroit Street	05/04/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$351,960	\$117,348	\$207,652	\$196,000	1.059	
62-8200-0356-07-0	716 W Detroit Street	08/20/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$168,153	\$58,674	\$96,326	\$91,461	1.053	
62-8200-0357-02-5	221 S Berrien Street	02/17/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$197,240	\$58,674	\$126,326	\$115,761	1.091	
62-8200-0360-12-3	408 W Indiana Street	07/22/21	\$569,900	WD	03-ARM'S LENGTH	\$569,900	\$417,456	\$42,672	\$527,228	\$313,103	1.684	
62-8200-0361-01-4	106 S Willard Street	06/15/20	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$278,453	\$88,900	\$182,100	\$158,357	1.150	
62-8200-0361-07-3	127 S Harrison Street	01/05/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$227,818	\$58,674	\$231,326	\$141,307	1.637	
62-8200-0362-03-7	105 S Berrien Street	07/08/20	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$252,602	\$58,674	\$127,326	\$162,012	0.786	
62-8200-0366-04-1	121 S Marshall Street	12/19/22	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$216,406	\$58,674	\$122,326	\$131,773	0.928	
62-8200-0368-00-1	1220 W Indiana Street	08/06/21	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$422,424	\$179,578	\$282,922	\$202,879	1.395	
62-8200-0375-08-2	620 W Michigan Street	09/20/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$273,171	\$117,348	\$127,652	\$130,178	0.981	
62-8200-0375-12-0	606 W Michigan Street	06/12/20	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$334,478	\$63,647	\$244,353	\$226,258	1.080	
62-8200-0377-08-5	14 S Mayhew Street	11/03/20	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$377,163	\$58,674	\$300,326	\$266,073	1.129	
62-8220-0001-00-4	119 W Clay Street	07/24/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$264,011	\$62,230	\$182,770	\$168,572	1.084	
62-8240-0004-01-6	316 S Mayhew Street	07/22/21	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$281,373	\$58,674	\$293,826	\$186,048	1.579	
62-8240-0005-00-4	402 W Clay Street	10/28/22	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$270,665	\$117,348	\$50,152	\$128,084	0.392	
62-8250-0001-00-6	304 S Willard Street	09/03/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$264,336	\$104,013	\$135,987	\$133,937	1.015	
62-8250-0005-00-1	326 S Willard Street	07/24/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$188,308	\$58,674	\$116,326	\$108,299	1.074	
62-8260-0007-00-1	1114 W Detroit Street	11/06/20	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$274,734	\$57,736	\$207,164	\$181,285	1.143	
62-8260-0012-00-5	203 S Clinton Street	10/14/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$191,163	\$58,674	\$141,326	\$110,684	1.277	
62-8270-0023-00-4	214 S Chicago Street	09/16/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$212,779	\$58,674	\$136,326	\$128,743	1.059	
<b>Totals:</b>			<b>\$8,604,800</b>			<b>\$8,587,800</b>	<b>\$8,757,609</b>		<b>\$6,250,391</b>	<b>\$5,363,576</b>		
											E.C.F. =>	<b>1.165</b>
											Ave. E.C.F. =>	<b>1.132</b>