

2025 ECF ANALYSIS-AUTO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-29-401-026	1790 MAPLELAWN	04/12/21	\$6,932,391	WD	21-NOT USED/OTHER	\$6,932,391	\$6,378,730	92.01
88-20-29-426-055	1850 W MAPLE	04/12/21	\$11,570,259	WD	21-NOT USED/OTHER	\$11,570,259	\$1,964,580	16.98
88-20-29-426-057	1767 MAPLELAWN	04/12/21	\$2,880,360	WD	21-NOT USED/OTHER	\$2,880,360	\$1,222,400	42.44
88-20-35-276-005	777 JOHN R	11/30/21	\$9,047,000	WD	03-ARM'S LENGTH	\$9,047,000	\$5,304,490	58.63
Totals:			\$30,430,010			\$30,430,010	\$14,870,200	
							Sale. Ratio =>	48.87

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value
\$12,757,459	\$4,235,251	\$2,697,140	\$5,606,716	0.481	62,962	\$42.84	AUTO	101.4966	\$3,593,477
\$8,532,133	\$2,357,083	\$9,213,176	\$4,062,533	2.268	54,919	\$167.76	AUTO	77.1819	\$1,491,496
\$2,444,793	\$1,410,401	\$1,469,959	\$680,521	2.160	3,281	\$448.02	AUTO	66.4028	\$1,354,098
\$10,608,975	\$5,272,023	\$3,774,977	\$3,511,153	1.075	69,702	\$54.16	AUTO	42.0882	\$4,644,912
\$34,343,360		\$17,155,252	\$13,860,922			\$178.19		25.8351	
			E.C.F. =>	1.238					
			Ave. E.C.F. =>	1.496					

Other Parcels in Sale	Land Table	Property Class
	M-1	201
88-20-29-426-033	M-1	201
	M-1	201
	M-1	201
