

2025 ECF ANALYSIS-20G

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-20-226-111	1066 SALMA	11/17/22	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$425,810	55.66
88-20-20-226-123	1157 PROVINCIAL	12/15/23	\$920,000	WD	03-ARM'S LENGTH	\$920,000	\$440,040	47.83
Totals:			\$1,685,000			\$1,685,000	\$865,850	
							Sale. Ratio =>	51.39
							Std. Dev. =>	5.54

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$851,625	\$181,416	\$583,584	\$588,419	0.992	3,552	\$164.30	20G	10.6146
\$880,082	\$181,416	\$738,584	\$613,403	1.204	3,660	\$201.80	20G	10.6146
\$1,731,707		\$1,322,168	\$1,201,822			\$183.05		0.2207
			E.C.F. =>	1.100		Std. Deviation=>	0.150113745	
			Ave. E.C.F. =>	1.098		Ave. Variance=>	10.6146	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
COLONIAL		\$181,416	No	/ /		R-1B	401	76
COLONIAL		\$181,416	No	/ /		R-1B	401	78

9.667871675

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
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