

## 2026 ECF STUDY FOR 40005

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
300-000-611-020-01	440 KING ST	02/05/24	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$54,400	42.50	\$108,869	\$28,076	\$99,924	\$65,685	1.521		
300-000-616-031-00	509 S MAIN ST	10/31/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$135,000	67.50	\$270,066	\$40,609	\$159,391	\$186,550	0.854		
300-000-617-020-00	108 E BROAD ST	06/07/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$75,900	43.37	\$151,864	\$23,208	\$151,792	\$104,598	1.451		
300-054-607-060-00	201 N RIVER ST	10/18/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$95,300	56.06	\$190,531	\$27,859	\$142,141	\$132,254	1.075		
300-084-601-040-00	725 WATER ST	11/16/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$82,300	58.79	\$164,604	\$56,958	\$83,042	\$87,517	0.949		
300-084-601-101-01	911 CHESTER ST	05/15/24	\$357,500	WD	03-ARM'S LENGTH	\$357,500	\$149,800	41.90	\$299,646	\$42,238	\$315,262	\$209,275	1.506		
<b>Totals:</b>			<b>\$1,170,500</b>			<b>\$1,170,500</b>	<b>\$592,700</b>		<b>\$1,185,580</b>		<b>\$951,552</b>	<b>\$785,880</b>			
								<b>Sale. Ratio =&gt;</b>	<b>50.64</b>					<b>E.C.F. =&gt;</b>	<b>1.211</b>
								<b>Std. Dev. =&gt;</b>	<b>10.67</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.226</b>
												<b>USE</b>	<b>1.20</b>		