

## 2026 RES ECF STUDY FOR 40008

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
300-000-617-130-00	626 WATER ST	05/08/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$43,800	58.40
300-050-602-030-00	232 STATE ST	02/07/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$115,200	38.40
300-066-607-050-00	210 BROOK ST	12/15/23	\$135,000	LC	03-ARM'S LENGTH	\$135,000	\$54,900	40.67
300-071-602-020-00	125 DIVISION ST	07/19/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,200	42.20
300-071-603-035-00	200 DEXTER RD	08/03/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$83,800	72.87
300-082-602-120-00	227 STATE ST	05/22/24	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$59,900	50.55
300-084-604-020-00	1111 WATER ST	11/21/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$54,600	52.00
<b>Totals:</b>			<b>\$948,500</b>			<b>\$948,500</b>	<b>\$454,400</b>	
							<b>Sale. Ratio =&gt;</b>	<b>47.91</b>
							<b>Std. Dev. =&gt;</b>	<b>12.09</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$87,588	\$33,113	\$41,887	\$69,840	0.600
\$230,302	\$37,690	\$262,310	\$246,938	1.062
\$109,847	\$31,391	\$103,609	\$100,585	1.030
\$84,461	\$21,037	\$78,963	\$81,313	0.971
\$167,597	\$34,103	\$80,897	\$171,146	0.473
\$119,702	\$30,046	\$88,454	\$114,944	0.770
\$109,201	\$32,260	\$72,740	\$98,642	0.737
<b>\$908,698</b>		<b>\$728,860</b>	<b>\$883,408</b>	
			E.C.F. =>	<b>0.825</b>
			Ave. E.C.F. =>	<b>0.806</b>
			<b>USE</b>	<b>0.82</b>