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Commercial Monroe Street ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
41 040 015 00	1330 MONROE ST	10/05/23	\$288,777	WD	03-ARM'S LENGTH	\$288,777	\$132,500
41 080 001 00	12609 MATTHEWS ST	09/08/23	\$100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$45,800
41 100 010 00	830 MONROE ST	03/07/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$32,800
41 170 011 00	12770 MAXWELL RD	12/08/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$50,400
41 170 019 01	1920 MONROE ST	02/01/24	\$80,000	LC	03-ARM'S LENGTH	\$80,000	\$31,100
Totals:						\$688,777	\$292,600

Sale. Ratio =>

Std. Dev. =>

Outlier

41 170 051 00	12610 HARRIS ST	08/18/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$158,600
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Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
45.88	\$228,423	\$58,729	\$230,048	\$297,709	0.773	2,400	\$95.85	00080
45.80	\$108,851	\$62,551	\$37,449	\$50,502	0.742	5,032	\$7.44	00080
36.44	\$64,173	\$31,693	\$58,307	\$56,982	1.023	760	\$76.72	00080
38.77	\$88,774	\$41,571	\$88,429	\$82,812	1.068	1,470	\$60.16	00080
38.88	\$58,623	\$27,683	\$52,317	\$54,281	0.964	1,223	\$42.78	00080
	\$548,844		\$466,550	\$542,286			\$56.59	
42.48				E.C.F. =>	0.825		Std. Deviation=>	0.14813785
4.39				Ave. E.C.F. =>	0.914		Ave. Variance=>	12.5359
70.49	\$259,677	\$50,590	\$174,410	\$366,819	0.475	17,724	\$9.84	00080

Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
14.1104	\$31,395		080 COMM MONROE ST	201
17.2293	\$62,551	41 080 006 00	080 COMM MONROE ST	201
10.9413	\$27,348		080 COMM MONROE ST	201
15.3993	\$25,835		080 COMM MONROE ST	201
4.9991	\$27,683		080 COMM MONROE ST	201
8.8832				

Coefficient of Var=>

47.5466 : \$43,012 : : : : : 080 COMM MONROE ST : 201

Commercial Monroe Street Land Analysis

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41 170 051 00	12610 HARRIS ST	08/18/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$158,600
Totals:			\$913,777			\$913,777	\$451,200

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
45.88	\$268,613	\$51,559	\$31,395	78.5	132.0	0.40	0.40	\$657	\$128,898
45.80	\$122,779	\$64,397	\$62,551	94.8	279.0	3.20	0.85	\$679	\$20,111
36.44	\$71,865	\$45,483	\$27,348	68.4	152.0	0.23	0.23	\$665	\$197,752
38.77	\$99,954	\$55,881	\$25,835	64.6	94.0	0.18	0.18	\$865	\$305,361
38.88	\$65,951	\$41,732	\$27,683	69.2	111.8	0.24	0.24	\$603	\$172,446
70.49	\$309,198	(\$41,186)	\$43,012	107.5	391.0	1.41	1.41	(\$383)	(\$29,231)
49.38	\$938,360	\$217,866	\$217,824	483.0	Average	5.67	3.32	Average	Average
12.60				\$451	per FF=>	per Net Acre=>	38,451.46	per SqFt=>	per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$2.96	132.00	00080	2023R15799		080 COMM MONROE ST	201	FRONT FOOT
\$0.46	133.00	00080	2023R13355	41 080 006 00	080 COMM MONROE ST	201	FRONT FOOT
\$4.54	66.00	00080	2024R03041		080 COMM MONROE ST	201	FRONT FOOT
\$7.01	85.00	00080	2023R18397		080 COMM MONROE ST	201	FRONT FOOT
\$3.96	94.25	00080	2024R02599		080 COMM MONROE ST	201	FRONT FOOT
(\$0.67)	157.00	00080			080 COMM MONROE ST	201	FRONT FOOT

\$0.88