

18

Commercial Grafton Road ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
01 016 037 35	201 MEDICAL CENTER DR	11/29/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$434,900
01 030 047 00	2995 W LABO RD	08/03/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$97,700
41 170 011 00	12770 MAXWELL RD	12/08/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$50,400
Totals:						\$1,220,000	\$583,000

Sale. Ratio =>

Std. Dev. =>

Outlier
 01 016 027 00 12710 GRAFTON RD 12/28/22 \$1,847,500 WD 03-ARM'S LENGTH \$1,847,500 \$324,600

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
51.16	\$856,136	\$143,780	\$706,220	\$684,958	1.031	12,000	\$58.85	00086
40.71	\$256,549	\$46,115	\$193,885	\$203,876	0.951	1,488	\$130.30	00086
38.77	\$103,184	\$44,801	\$85,199	\$82,813	1.029	1,470	\$57.96	00080
	\$1,215,869		\$985,304	\$971,646			\$82.37	
47.79				E.C.F. =>	1.014		Std. Deviation=>	0.04558582
6.67				Ave. E.C.F. =>	1.004		Ave. Variance=>	3.5082
17.57	\$794,387	\$157,364	\$1,690,136	\$612,522	2.759	2,374	\$711.94	00086

Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
2.7425	\$53,805		086 COMM GRAFTON RD	201
5.2622	\$34,328		086 COMM GRAFTON RD	201
2.5198	\$29,065		080 COMM MONROE ST	201
1.0439				

Coefficient of Var=>

275.9306	\$64,300		086 COMM GRAFTON RD	201
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Commercial Grafton Road Land Analysis

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01 016 037 35	201 MEDICAL CENTER DR	11/29/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$434,900
01 030 047 00	2995 W LABO RD	08/03/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$97,700
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
41 170 019 01	1920 MONROE ST	02/01/24	\$80,000	LC	03-ARM'S LENGTH	\$80,000	\$31,100
41 170 051 00	12610 HARRIS ST	08/18/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$158,600
Totals:						\$1,873,777	\$933,400

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
51.16	\$856,136	\$47,669	\$53,805	0.0	0.0	3.44	3.44	#DIV/0!	\$13,869
40.71	\$256,549	\$17,779	\$34,328	0.0	0.0	5.98	5.98	#DIV/0!	\$2,976
45.88	\$272,537	\$51,559	\$35,319	78.5	132.0	0.40	0.40	\$657	\$128,898
45.80	\$127,520	\$64,397	\$67,292	94.8	279.0	3.20	0.85	\$679	\$20,111
36.44	\$75,283	\$45,483	\$30,766	68.4	152.0	0.23	0.23	\$665	\$197,752
38.88	\$69,411	\$41,732	\$31,143	69.2	111.8	0.24	0.24	\$603	\$172,446
70.49	\$314,575	(\$41,186)	\$48,389	107.5	391.0	1.41	1.41	(\$383)	(\$29,231)
49.81	\$1,972,011	\$227,433	\$301,042	418.4		14.90	12.55		
			Average			14.90	12.55		
11.47			Average	\$444		per Net Acre=>	15,269.08		Average
									per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$0.32	0.00	00086	2022R22568		086 COMM GRAFTON RD	201	
\$0.07	0.00	00086	2023R16455		086 COMM GRAFTON RD	201	FRONT FOOT
\$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
\$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

\$0.35