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Schirmacher Subdivision ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
01 060 020 00	146 VIRGINIA ST	08/08/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,300	42.61	\$156,558
Totals:			\$165,000			\$165,000	\$70,300	42.61	\$156,558
							Sale. Ratio =>		

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value
\$10,613	\$154,387	\$101,704	1.518	854	\$180.78	00028	1-STORY	\$9,613
	\$154,387	\$101,704			\$180.78			
	E.C.F. =>		1.518					
	Ave. E.C.F. =>		1.518					

Land Table	Property Class	Building Depr.
028 SCHIRRMACHER SUB	401	79

Schirmacher Subdivision Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
01 060 020 00	146 VIRGINIA ST	08/08/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,300	42.61	\$168,575
Totals:			\$165,000			\$165,000	\$70,300	42.61	\$168,575
Sale. Ratio =>							42.61		
Std. Dev. =>							#DIV/0!		

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$18,055	\$21,630	48.1	123.0	0.14	0.14	\$376	\$128,050	\$2.94	50.00
\$18,055	\$21,630	48.1		0.14	0.14				
Average									
per FF=>		\$376		per Net Acre=>	128,049.65		Average		
							per SqFt=>	\$2.94	

ECF Area	Liber/Page	Land Table	Class
00028	2023R12192	028 SCHIRRMACHER SUB	401
