

11

Village of Carleton ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
41 010 043 01	12790 BEAVER ST	08/27/24	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$86,400
41 010 085 10	12870 MAXWELL RD	10/06/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$139,200
41 010 138 00	391 FORD RD	05/18/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$59,300
41 010 154 20	12101 GRAFTON RD	04/24/24	\$149,900	LC	03-ARM'S LENGTH	\$149,900	\$85,200
41 040 011 00	1245 ASH ST	01/08/24	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$40,400
41 040 013 00	12734 CRANE ST	06/14/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$79,400
41 045 001 00	1402 MONROE ST	03/21/25	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$81,000
41 045 004 00	12735 CRANE ST	10/04/24	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$60,400
41 045 008 00	12768 HORAN ST	06/28/23	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$46,500
41 045 014 00	12728 HORAN ST	08/02/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$90,200
41 050 001 00	1453 MONROE ST	11/09/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$66,500
41 055 004 00	1227 MONROE ST	05/23/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$107,500
41 090 003 00	12550 JONES ST	08/01/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$77,500
41 125 011 00	611 MONROE ST	08/06/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$79,800
41 130 002 00	12720 MEIGS ST	09/01/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$60,000
41 135 001 00	534 MONROE ST	09/20/24	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$114,600
41 140 002 00	527 MONROE ST	08/25/23	\$177,100	WD	03-ARM'S LENGTH	\$177,100	\$64,700
41 140 004 00	12612 SPICER ST	06/22/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$79,000
41 145 003 00	12542 SPICER ST	11/25/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$98,100
41 150 003 00	12600 PORTER ST	11/03/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$112,100
41 170 057 00	1705 MONROE ST	03/04/25	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$85,500
41 170 068 00	12512 MAXWELL RD	02/05/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$81,800
41 170 087 01	1709 CENTER ST	12/10/24	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$88,700
41 175 026 00	12870 HORAN ST	09/23/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,400
Totals:			\$4,863,200			\$4,863,200	\$1,969,200

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
39.29	\$193,404	\$31,971	\$187,929	\$132,867	1.414	1,075	\$174.82	00035
39.78	\$358,838	\$69,772	\$280,128	\$237,914	1.177	1,964	\$142.63	00035
31.21	\$178,189	\$35,101	\$154,899	\$117,768	1.315	1,178	\$131.49	00035
56.84	\$195,537	\$42,141	\$107,759	\$126,624	0.851	1,344	\$80.18	00035
24.94	\$149,428	\$30,373	\$131,627	\$97,988	1.343	960	\$137.11	00035
41.79	\$243,053	\$30,159	\$159,841	\$175,221	0.912	1,300	\$122.95	00035
61.36	\$191,372	\$28,050	\$103,950	\$134,421	0.773	1,858	\$55.95	00035
37.77	\$137,842	\$28,050	\$131,850	\$90,364	1.459	1,000	\$131.85	00035
35.09	\$121,218	\$29,023	\$103,477	\$75,881	1.364	704	\$146.98	00035
41.95	\$198,901	\$25,169	\$189,831	\$142,989	1.328	1,594	\$119.09	00035
51.15	\$171,509	\$33,282	\$96,718	\$113,767	0.850	1,180	\$81.96	00035
40.57	\$306,526	\$27,573	\$237,427	\$229,591	1.034	2,212	\$107.34	00035
35.23	\$205,021	\$36,056	\$183,944	\$139,066	1.323	1,884	\$97.63	00035
57.00	\$177,924	\$28,550	\$111,450	\$123,723	0.901	1,668	\$66.82	00035
30.15	\$162,499	\$29,024	\$169,976	\$109,856	1.547	1,232	\$137.97	00035
34.62	\$332,016	\$39,878	\$291,122	\$240,443	1.211	2,572	\$113.19	00035
36.53	\$167,134	\$29,229	\$147,871	\$113,502	1.303	1,258	\$117.54	00035
41.58	\$205,645	\$34,475	\$155,525	\$140,881	1.104	1,128	\$137.88	00035
40.88	\$226,519	\$32,415	\$207,585	\$159,756	1.299	1,238	\$167.68	00035
36.16	\$326,223	\$113,244	\$196,756	\$175,291	1.122	1,201	\$163.83	00035
44.76	\$193,494	\$27,781	\$163,219	\$136,389	1.197	1,163	\$140.34	00035
41.95	\$218,443	\$35,429	\$159,571	\$150,629	1.059	1,421	\$112.29	00035
44.57	\$195,869	\$36,915	\$162,085	\$130,826	1.239	1,073	\$151.06	00035
48.80	\$190,003	\$36,705	\$138,295	\$126,171	1.096	1,062	\$130.22	00035
	\$5,046,607		\$3,972,835	\$3,421,929			\$123.70	
40.49				E.C.F. =>	1.161		Std. Deviation=>	0.20916941
8.72				Ave. E.C.F. =>	1.176		Ave. Variance=>	17.1338

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dep.
23.8465	1-STORY	\$30,971		035 VILLAGE	401	53
0.1479	1-STORY	\$63,000		035 VILLAGE	401	68
13.9337	1-STORY	\$31,444		035 VILLAGE	401	77
32.4939	1-STORY	\$36,674		035 VILLAGE	401	58
16.7349	1-STORY	\$26,169		035 VILLAGE	401	78
26.3730	1-STORY	\$28,050		035 VILLAGE	401	75
40.2639	2-STORY	\$28,050		035 VILLAGE	401	45
28.3149	1-STORY	\$28,050		035 VILLAGE	401	48
18.7728	1-STORY	\$25,346		035 VILLAGE	401	58
15.1636	1-3/4 STORY	\$24,419		035 VILLAGE	401	68
32.5813	1-1/2 STORY	\$26,652		035 VILLAGE	401	58
14.1823	2-STORY	\$27,073		035 VILLAGE	401	68
14.6758	1-STORY	\$31,042		035 VILLAGE	401	53
27.5152	1-3/4 STORY	\$28,050		035 VILLAGE	401	48
37.1309	1-3/4 STORY	\$27,674		035 VILLAGE	401	70
3.4821	2-STORY	\$37,378		035 VILLAGE	401	54
12.6851	1-3/4 STORY	\$26,678		035 VILLAGE	401	53
7.2005	1-STORY	\$30,474		035 VILLAGE	401	63
12.3432	1-STORY	\$31,136		035 VILLAGE	401	78
5.3502	1-STORY	\$110,132	41 150 004 00, 41 150 005 00, 41 150 006 00	035 VILLAGE	401	76
2.0761	1-STORY	\$27,781		035 VILLAGE	401	78
11.6588	1-STORY	\$34,179		035 VILLAGE	401	53
6.2979	1-STORY	\$32,155		035 VILLAGE	401	63
7.9863	1-STORY	\$31,489		035 VILLAGE	401	58
1.4961						

Coefficient of Var=> 14.5701142

Village of Carleton Land Analysis Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
41 010 138 00	391 FORD RD	05/18/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$59,300
41 010 154 20	12101 GRAFTON RD	04/24/24	\$149,900	LC	03-ARM'S LENGTH	\$149,900	\$85,200
41 010 157 00	533 CENTER ST	07/26/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$46,600
41 040 011 00	1245 ASH ST	01/08/24	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$40,400
41 040 013 00	12734 CRANE ST	06/14/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$79,400
41 045 008 00	12768 HORAN ST	06/28/23	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$46,500
41 050 001 00	1453 MONROE ST	11/09/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$66,500
41 055 004 00	1227 MONROE ST	05/23/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$107,500
41 090 003 00	12550 JONES ST	08/01/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$77,500
41 105 004 00	12736 HAND ST	07/19/24	\$230,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$230,000	\$83,300
41 125 011 00	611 MONROE ST	08/06/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$79,800
41 135 001 00	534 MONROE ST	09/20/24	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$114,600
41 140 002 00	527 MONROE ST	08/25/23	\$177,100	WD	03-ARM'S LENGTH	\$177,100	\$64,700
41 140 004 00	12612 SPICER ST	06/22/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$79,000
41 145 003 00	12542 SPICER ST	11/25/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$98,100
41 150 003 00	12600 PORTER ST	11/03/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$112,100
41 155 003 10	MATTHEWS ST	06/03/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$11,200
41 155 006 20	12850 CRANE ST	06/03/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$11,200
41 170 057 00	1705 MONROE ST	03/04/25	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$85,500
41 170 068 00	12512 MAXWELL RD	02/05/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$81,800
41 170 087 01	1709 CENTER ST	12/10/24	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$88,700
41 175 026 00	12870 HORAN ST	09/23/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,400

Totals:

\$3,932,500

\$3,932,500

\$1,604,300

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
31.21	\$162,325	\$57,269	\$29,594	74.0	139.0	0.32	0.32	\$774	\$179,527
56.84	\$178,562	\$5,855	\$34,517	86.3	300.0	0.69	0.69	\$68	\$8,498
71.69	\$102,586	(\$527)	\$37,059	92.6	475.0	1.00	1.00	(\$6)	(\$525)
24.94	\$136,229	\$50,401	\$24,630	61.6	132.0	0.15	0.15	\$819	\$331,586
41.79	\$220,552	(\$4,152)	\$26,400	66.0	132.0	0.20	0.20	(\$63)	(\$20,760)
35.09	\$110,698	\$45,657	\$23,855	59.6	132.0	0.13	0.13	\$766	\$343,286
51.15	\$156,403	(\$1,319)	\$25,084	62.7	165.0	0.17	0.17	(\$21)	(\$7,759)
40.57	\$277,612	\$12,868	\$25,480	63.7	169.0	0.18	0.18	\$202	\$70,703
35.23	\$186,646	\$62,570	\$29,216	73.0	132.0	0.30	0.30	\$857	\$208,567
36.22	\$180,367	\$105,101	\$55,468	138.7	264.0	0.49	0.29	\$758	\$212,755
57.00	\$162,076	\$4,324	\$26,400	66.0	132.0	0.20	0.20	\$66	\$21,620
34.62	\$301,205	\$64,974	\$35,179	87.9	231.0	0.71	0.71	\$739	\$92,162
36.53	\$152,057	\$50,151	\$25,108	62.8	132.0	0.16	0.16	\$799	\$305,799
41.58	\$187,089	\$31,593	\$28,682	71.7	84.0	0.26	0.26	\$441	\$123,894
40.88	\$205,676	\$63,628	\$29,304	73.3	134.0	0.31	0.31	\$869	\$208,616
36.16	\$298,887	\$114,769	\$103,656	259.1	500.0	0.74	0.18	\$443	\$155,936
44.80	\$25,548	\$25,000	\$25,548	63.9	138.5	0.18	0.18	\$391	\$141,243
44.80	\$25,601	\$25,000	\$25,601	64.0	139.0	0.18	0.18	\$391	\$139,665
44.76	\$175,630	\$41,517	\$26,147	65.4	158.0	0.20	0.20	\$635	\$208,628
41.95	\$198,507	\$28,661	\$32,168	80.4	158.0	0.46	0.46	\$356	\$62,716
44.57	\$178,408	\$50,855	\$30,263	75.7	120.0	0.34	0.34	\$672	\$150,015
48.80	\$173,136	\$31,501	\$29,637	74.1	140.0	0.32	0.32	\$425	\$98,134
40.80	\$3,795,800	\$865,696	\$728,996	1,822.5		7.68	6.93		
10.07	Average		\$475	Average		112,735.51	Average		
	per FF=>			per Net Acre=>			per SqFt=>		

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$4.12	100.00	00035	2023R08469		035 VILLAGE	401
\$0.20	100.00	00035	2024R06533		035 VILLAGE	401
(\$0.01)	92.00	00035	2024R11891		035 VILLAGE	401
\$7.61	50.00	00035	202400325		035 VILLAGE	401
(\$0.48)	66.00	00035	2023R09177		035 VILLAGE	401
\$7.88	44.00	00035	2023R10579		035 VILLAGE	401
(\$0.18)	45.00	00035	2023R16858		035 VILLAGE	401
\$1.62	47.00	00035	2023R08348		035 VILLAGE	401
\$4.79	99.00	00035	202311540		035 VILLAGE	401
\$4.88	163.00	00035	2024R10617	41 105 003 00	035 VILLAGE	401
\$0.50	66.00	00035	2024R12879		035 VILLAGE	401
\$2.12	133.00	00035	2024R14334		035 VILLAGE	401
\$7.02	54.00	00035	2023R12876		035 VILLAGE	401
\$2.84	132.00	00035	2023R09541		035 VILLAGE	401
\$4.79	99.00	00035	2024R18171		035 VILLAGE	401
\$3.58	256.00	00035	2023R16799	41 150 004 00, 41 150 005 00, 41 150 006 00	035 VILLAGE	401
\$3.24	55.70	00035	2024R09014		035 VILLAGE	402
\$3.21	56.00	00035	2024R08224		035 VILLAGE	402
\$4.79	55.00	00035	2025R03146		035 VILLAGE	401
\$1.44	126.00	00035	2024R01664		035 VILLAGE	401
\$3.44	123.00	00035	2024R18621		035 VILLAGE	401
\$2.25	100.00	00035	2024R14213		035 VILLAGE	401

\$2.59

Village of Carleton Acreage Land Analysis Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
41 010 081 00	1600 ASH ST	05/26/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$142,000
41 010 085 10	12870 MAXWELL RD	10/06/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$139,200
41 170 088 00	1612 ANN ST	03/31/25	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$56,100
Totals:			\$815,900			\$815,900	\$337,300

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area
50.71	\$346,931	\$20,569	\$87,500	3.50	3.50	#REF!	\$5,877	\$0.13	00035
39.78	\$328,026	\$82,374	\$60,500	1.90	1.90	#REF!	\$43,355	\$1.00	00035
30.16	\$100,156	\$116,244	\$30,400	0.64	0.64	#REF!	\$181,631	\$4.17	00035
	\$775,113	\$219,187	\$178,400	6.04	6.04				
41.34				Average			Average		
10.28				per Net Acre=>	36,289.24		per SqFt=>	\$0.83	

Libe r /Page	Land Table	Class
2023R13099	035 VILLAGE	401
2023R14915	035 VILLAGE	401
2025R04632	035 VILLAGE	401
