

Commercial Monroe Street ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
41 010 090 00	1125 MONROE ST	07/09/24	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,200
41 035 001 00	1106 MONROE ST	05/23/24	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$92,000
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:			\$993,777			\$993,777	\$405,800

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
38.55	\$59,963	\$19,646	\$35,354	\$47,044	0.752	628	\$56.30	00080
36.80	\$266,166	\$32,551	\$217,449	\$272,596	0.798	2,510	\$86.63	00080
45.88	\$298,765	\$59,297	\$229,480	\$279,426	0.821	2,400	\$95.62	00080
45.80	\$115,509	\$68,542	\$31,458	\$54,804	0.574	5,032	\$6.25	00080
36.44	\$87,850	\$38,201	\$51,799	\$57,933	0.894	760	\$68.16	00080
38.77	\$114,712	\$42,679	\$87,321	\$84,053	1.039	1,470	\$59.40	00080
38.88	\$77,506	\$29,759	\$50,241	\$55,714	0.902	1,223	\$41.08	00080
	\$1,020,471		\$703,102	\$851,571			\$59.06	
40.83				E.C.F. =>	0.826		Std. Deviation=>	0.14466708
4.00				Ave. E.C.F. =>	0.826		Ave. Variance=>	10.2272

Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
7.4100	\$15,356		080 COMM MONROE ST	201
2.7908	\$28,261		080 COMM MONROE ST	201
0.4349	\$33,750		080 COMM MONROE ST	201
25.1594	\$68,542	41 080 006 00	080 COMM MONROE ST	201
6.8508	\$29,399		080 COMM MONROE ST	201
21.3282	\$27,773		080 COMM MONROE ST	201
7.6160	\$29,759		080 COMM MONROE ST	201
0.0049				

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Monroe Street Commercial Land Analysis

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Totals:			\$993,777			\$993,777	\$405,800

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
38.55	\$60,678	\$10,393	\$16,071	35.7	69.0	0.02	0.02	\$291	\$472,409
36.80	\$267,480	\$12,095	\$29,575	65.7	132.0	0.20	0.20	\$184	\$61,396
45.88	\$300,334	\$23,762	\$35,319	78.5	132.0	0.40	0.40	\$303	\$59,405
45.80	\$136,643	\$53,033	\$68,542	94.8	279.0	3.20	0.85	\$559	\$16,562
36.44	\$89,217	\$31,549	\$30,766	68.4	152.0	0.23	0.23	\$461	\$137,170
38.77	\$116,004	\$43,061	\$29,065	64.6	94.0	0.18	0.18	\$667	\$235,306
38.88	\$78,890	\$32,253	\$31,143	69.2	111.8	0.24	0.24	\$466	\$133,277
40.83	\$1,049,246	\$206,146	\$240,481	476.9		4.48	2.13		
4.00			Average per FF=>	\$432		Average per Net Acre=>	46,055.85		Average per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$10.85	14.00	00080	2024R10146		080 COMM MONROE ST	201	FRONT FOOT
\$1.41	64.90	00080	2024R07956		080 COMM MONROE ST	201	FRONT FOOT
\$1.36	132.00	00080	2023R15799		080 COMM MONROE ST	201	FRONT FOOT
\$0.38	133.00	00080	2023R13355	41 080 006 00	080 COMM MONROE ST	201	FRONT FOOT
\$3.15	66.00	00080	2024R03041		080 COMM MONROE ST	201	FRONT FOOT
\$5.40	85.00	00080	2023R18397		080 COMM MONROE ST	201	FRONT FOOT
\$3.06	94.25	00080	2024R02599		080 COMM MONROE ST	201	FRONT FOOT

\$1.06