ECF Branch Township Commercial ECF .578

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Land Table
014-018-012-00	4410 S PERE MARQUETTE HWY	05/12/23	$75,000	WD	03-ARM'S LENGTH	$75,000	$19,600	26.13	$75,186	$28,168	$46,832	$81,913	0.572	AVG COM-IND
052-122-001-00	102 S MAIN ST	08/01/24	$171,000	WD	03-ARM'S LENGTH	$171,000	$64,400	37.66	$169,372	$8,845	$162,155	$279,664	0.580	AVG COM-IND
052-122-011-40	134 S MAIN ST	10/15/24	$125,000	WD	03-ARM'S LENGTH	$125,000	$32,300	25.84	$124,909	$4,272	$120,728	$210,169	0.574	AVG COM-IND
052-214-011-50	133 S MAIN ST	07/09/24	$85,000	MLC	03-ARM'S LENGTH	$85,000	$42,300	49.76	$83,550	$5,580	$79,420	$135,836	0.585	AVG COM-IND
		Totals:	**$456,000**			**$456,000**	**$158,600**		**$453,017**		**$409,135**	**$707,582**		
							Sale. Ratio =>	**34.78**				**E.C.F. =>**	**0.578**	
							Std. Dev. =>	**11.37**				**Ave. E.C.F. =>**	**0.578**	