

Study Period 4/1/2022 3/31/2024

IRT ECFs

RES ECF									
Date of Sale	Class	Parcel #	Instrument	RCNLD	Sale Price	Price of Land	Residual Building	ECF	
2/29/2024	RES	004-363-007-40	WD	\$ 320,076	\$ 310,000	\$ 14,000	\$ 296,000	0.925	
2/7/2024	RES	004-151-008-00	WD	\$ 8,570	\$ 34,000	\$ 23,435	\$ 10,565	1.233	
1/2/2024	RES	004-021-041-00	WD	\$ 93,279	\$ 88,000	\$ 5,700	\$ 82,300	0.882	
12/15/2023	RES	004-027-014-00	WD	\$ 31,331	\$ 54,000	\$ 19,364	\$ 34,636	1.105	
12/1/2023	RES	004-078-007-00	WD	\$ 102,895	\$ 235,000	\$ 48,000	\$ 187,000	1.817	
11/9/2023	RES	004-021-077-00	WD	\$ 103,928	\$ 170,000	\$ 49,994	\$ 120,006	1.155	
10/18/2023	RES	004-152-404-50	WD	\$ 130,245	\$ 229,000	\$ 39,789	\$ 189,211	1.453	
10/11/2023	RES	004-027-053-00	WD	\$ 44,365	\$ 59,900	\$ 5,875	\$ 54,025	1.218	
9/7/2023	RES	004-021-046-00	WD	\$ 87,711	\$ 104,500	\$ 12,903	\$ 91,597	1.044	
7/28/2023	RES	004-058-028-00	WD	\$ 101,404	\$ 210,000	\$ 80,400	\$ 129,600	1.278	
7/3/2023	RES	004-273-003-00	WD	\$ 51,057	\$ 90,000	\$ 25,450	\$ 64,550	1.264	
6/15/2023	RES	004-027-035-00	WD	\$ 81,081	\$ 109,000	\$ 9,540	\$ 99,460	1.227	
5/19/2023	RES	004-027-051-00	WD	\$ 48,965	\$ 45,000	\$ 7,699	\$ 37,301	0.762	
3/20/2023	RES	004-028-082-00	WD	\$ 59,724	\$ 89,000	\$ 3,111	\$ 85,889	1.438	
3/14/2023	RES	004-028-043-00	WD	\$ 93,994	\$ 243,000	\$ 41,700	\$ 201,300	2.142	
9/7/2022	RES	004-163-010-00	WD	\$ 209,302	\$ 255,000	\$ 14,522	\$ 240,478	1.149	
9/7/2022	RES	004-020-005-00	WD	\$ 73,748	\$ 130,900	\$ 11,823	\$ 119,077	1.615	
8/25/2022	RES	004-071-006-00	WD	\$ 134,735	\$ 149,900	\$ 7,400	\$ 142,500	1.058	
8/24/2022	RES	004-054-005-00	WD	\$ 94,138	\$ 165,000	\$ 102,000	\$ 63,000	0.669	
7/1/2022	RES	004-160-006-01	WD	\$ 258,163	\$ 284,490	\$ 45,100	\$ 239,390	0.927	
6/29/2022	RES	004-028-050-00	WD	\$ 80,717	\$ 79,000	\$ 4,272	\$ 74,728	0.926	
6/10/2022	RES	004-152-008-00	WD	\$ 31,597	\$ 24,900	\$ 11,742	\$ 13,158	0.416	
6/1/2022	RES	004-013-012-00	WD	\$ 78,061	\$ 103,500	\$ 48,000	\$ 55,500	0.711	
11/9/2023	RES	004-021-077-00	WD	\$ 103,928	\$ 170,000	\$ 49,994	\$ 120,006	1.155	
2/1/2024	RES	004-151-008-00	WD	\$ 8,570	\$ 34,000	\$ 23,435	\$ 10,565	1.233	
10/6/2023	RES	004-167-001-07	WD	\$ 444,091	\$ 530,000	\$ 138,241	\$ 391,759	0.882	
11/7/2023	RES	004-500-014-00	LC	\$ 79,656	\$ 50,000	\$ 37,838	\$ 12,162	0.153	
10/25/2022	RES	004-002-012-00	WD	\$ 219,587	\$ 284,900	\$ 62,604	\$ 222,296	1.012	
9/19/2022	RES	004-011-011-60	WD	\$ 398,824	\$ 450,000	\$ 87,706	\$ 362,294	0.908	
4/8/2022	RES	004-165-021-00	WD	\$ 92,896	\$ 100,000	\$ 4,000	\$ 96,000	1.033	

Totals					\$ 3,094,779			\$ 3,038,556	0.982
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AG ECF

Date of Sale	Class	Parcel #	Instrument	RCNLD	Sale Price	Price of Land	Residual Building	ECF
10/20/2022	AG	004-235-020-50	WD	\$ 87,261	\$ 120,000	\$ 98,850	\$ 21,150	0.242
11/30/2022	AG	004-007-011-00	WD	\$ 123,921	\$ 168,500	\$ 51,901	\$ 116,599	0.941
7/2/2022	AG	004-007-011-00	WD	\$ 123,921	\$ 190,000	\$ 51,901	\$ 138,099	1.114
2/8/2024	AG	004-016-402-30	WD	\$ 55,820	\$ 83,000	\$ 13,083	\$ 69,917	1.253
9/7/2023	RES	004-021-046-00	WD	\$ 97,649	\$ 104,500	\$ 12,903	\$ 91,597	0.938
11/23/2022	RES	004-007-011-50	WD	\$ 123,921	\$ 168,500	\$ 14,058	\$ 154,442	1.246
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Totals				\$ 525,232			\$ 570,654	1.086
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COM/IND ECF

Date of Sale	Class	Parcel #	Instrument	RCNLD	Sale Price	Price of Land	Residual Building	ECF
4/25/2022		004-017-003-00	WD	\$ 53,127	\$ 105,000	\$ 20,800	\$ 84,200	1.585
5/27/2022		054-025-028-20	WD	\$ 389,988	\$ 400,000	\$ 24,693	\$ 375,307	0.962
9/26/2023		055-036-038-75	WD	\$ 249,689	\$ 215,000	\$ 20,000	\$ 195,000	0.781

Totals				\$ 692,804			\$ 654,507	0.945
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RCNLD- Replacement Cost New Less Depreciation

Outliers shown in red