

WHITTEMORE IND ECF 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
141-O10-001-006-00	408 S BULLOCK ST	05/17/22	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$28,100	46.83
031-019-300-001-10	235 MONUMENT	04/28/23	\$245,000	MLC	03-ARM'S LENGTH	\$245,000	\$255,053	
121-N30-003-017-00	719 W BAY ST	05/02/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$65,600	65.60
064-V10-010-008-10	106 E DWIGHT AVE	07/01/22	\$64,650	WD	19-MULTIPARCEL	\$64,650	\$13,800	
064-V10-011-002-00	115 E DWIGHT	06/01/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,300	
070-014-300-009-00	322 N WASHINGTON AVE	10/07/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$11,400	45.60
073-L60-999-007-00	4973 N MAIN ST	09/28/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$19,000	
121-O40-026-002-00	114 W STATE ST	06/28/23	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$46,500	
Totals:			\$838,650			\$838,650	\$495,753	
							Sale. Ratio =>	59.11
							Std. Dev. =>	#DIV/0!

USING 0.580

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$56,298	\$6,600	\$53,400	\$91,189	0.586
	\$118,621	\$126,379	\$238,517	0.530
\$97,923	\$58,800	\$41,200	\$68,397	0.602
\$73,556	\$47,377	\$17,273	\$23,530	0.734
\$161,157	\$46,200	\$113,800	\$200,974	0.566
\$23,593	\$12,500	\$12,500	\$22,186	0.566
\$47,819	\$8,000	\$47,000	\$69,614	0.675
\$131,185	\$20,911	\$108,089	\$192,787	0.561
\$591,531		\$519,641	\$907,194	
		E.C.F. =>		0.573
		Ave. E.C.F. =>		0.586