

2024 ECF RRAVE

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-0001-0007-03-0	12/09/21	\$380,000	\$51,600	13.58	\$155,780	\$32,218	\$347,782	\$116,678	2.981	1,455	\$239.03	RRAVE
22-0005-0004-08-0	07/22/22	\$150,000	\$0	0.00	\$165,301	\$26,612	\$123,388	\$130,962	0.942	1,260	\$97.93	RRAVE
22-0005-0011-02-1	07/02/21	\$150,000	\$36,000	24.00	\$115,358	\$42,266	\$107,734	\$69,020	1.561	936	\$115.10	RRAVE
22-0006-0002-03-0	07/23/21	\$248,500	\$0	0.00	\$223,332	\$41,414	\$207,086	\$171,783	1.206	1,544	\$134.12	RRAVE
22-0007-0001-03-1	06/14/21	\$251,700	\$75,900	30.15	\$234,295	\$32,540	\$219,160	\$190,515	1.150	1,332	\$164.53	RRAVE
22-0007-0008-01-9	10/24/22	\$405,000	\$139,100	34.35	\$374,151	\$150,796	\$254,204	\$210,911	1.205	4,000	\$63.55	RRAVE
22-0007-0011-03-6	07/05/22	\$73,000	\$36,400	49.86	\$99,824	\$8,556	\$64,444	\$86,183	0.748	1,136	\$56.73	RRAVE
22-0007-0020-05-1	11/10/22	\$320,000	\$134,300	41.97	\$379,902	\$183,991	\$136,009	\$184,996	0.735	1,480	\$91.90	RRAVE
22-0008-0006-03-1	09/02/21	\$120,000	\$23,600	19.67	\$114,936	\$36,547	\$83,453	\$74,022	1.127	704	\$118.54	RRAVE
22-0008-0013-01-1	06/28/21	\$140,000	\$53,600	38.29	\$165,479	\$30,253	\$109,747	\$127,692	0.859	1,328	\$82.64	RRAVE
22-0008-0026-02-3	05/09/22	\$70,000	\$27,800	39.71	\$76,410	\$12,121	\$57,879	\$60,707	0.953	680	\$85.12	RRAVE
22-0008-0031-09-4	09/15/22	\$122,900	\$38,900	31.65	\$105,947	\$14,977	\$107,923	\$85,902	1.256	1,418	\$76.11	RRAVE
22-0008-0034-00-0	09/22/21	\$100,000	\$33,300	33.30	\$100,354	\$19,856	\$80,144	\$76,013	1.054	872	\$91.91	RRAVE
22-0008-0049-00-7	08/01/22	\$240,000	\$81,300	33.88	\$161,264	\$31,524	\$208,476	\$151,036	1.380	2,127	\$98.01	RRAVE
22-0009-0005-09-0	10/13/22	\$370,000	\$103,800	28.05	\$205,721	\$78,970	\$291,030	\$147,556	1.972	1,172	\$248.32	RRAVE
22-0010-0024-01-4	01/28/22	\$130,000	\$59,700	45.92	\$184,608	\$45,426	\$84,574	\$131,428	0.644	1,212	\$69.78	RRAVE
22-0011-0009-06-4	02/16/22	\$400,000	\$121,700	30.43	\$378,109	\$185,839	\$214,161	\$181,558	1.180	1,664	\$128.70	RRAVE
22-0016-0002-01-0	06/27/22	\$375,000	\$81,400	21.71	\$224,482	\$39,163	\$335,837	\$174,994	1.919	1,665	\$201.70	RRAVE
22-0017-0003-08-1	12/06/21	\$608,000	\$211,400	34.77	\$419,694	\$170,500	\$437,500	\$305,760	1.431	2,511	\$174.23	RRAVE
22-0017-0005-02-5	04/30/21	\$261,050	\$0	0.00	\$310,762	\$145,337	\$115,713	\$156,209	0.741	1,232	\$93.92	RRAVE
22-0017-0019-02-6	06/28/21	\$305,000	\$97,200	31.87	\$313,871	\$107,370	\$197,630	\$194,996	1.014	1,557	\$126.93	RRAVE
22-0019-0013-02-4	06/29/21	\$379,000	\$126,100	33.27	\$388,460	\$141,799	\$237,201	\$232,919	1.018	2,615	\$90.71	RRAVE
22-0024-0001-09-0	12/28/21	\$235,000	\$82,700	35.19	\$266,004	\$64,867	\$170,133	\$189,931	0.896	1,404	\$121.18	RRAVE
22-0026-0008-10-0	10/21/22	\$205,000	\$86,500	42.20	\$240,162	\$43,078	\$161,922	\$186,104	0.870	1,652	\$98.02	RRAVE
22-0035-0005-01-0	07/27/21	\$175,000	\$66,700	38.11	\$204,946	\$36,534	\$138,466	\$159,029	0.871	1,518	\$91.22	RRAVE
22-0035-0009-08-8	03/02/22	\$260,000	\$101,100	38.88	\$309,250	\$52,654	\$207,346	\$242,300	0.856	2,010	\$103.16	RRAVE
22-1400-0003-00-2	11/11/21	\$87,500	\$33,900	38.74	\$120,817	\$37,214	\$50,286	\$78,945	0.637	796	\$63.17	RRAVE
22-2800-0009-00-1	03/14/22	\$125,000	\$28,800	23.04	\$63,785	\$10,369	\$114,631	\$62,184	1.843	1,132	\$101.26	RRAVE
22-2800-0016-03-2	06/30/21	\$160,000	\$50,700	31.69	\$152,570	\$20,543	\$139,457	\$124,671	1.119	2,422	\$57.58	RRAVE
22-5000-0008-00-1	05/10/22	\$120,000	\$35,700	29.75	\$108,424	\$24,430	\$95,570	\$79,314	1.205	760	\$125.75	RRAVE
22-5000-0017-00-0	05/28/21	\$189,900	\$69,700	36.70	\$220,592	\$38,276	\$151,624	\$172,159	0.881	1,904	\$79.63	RRAVE
22-5000-0023-00-0	12/17/21	\$151,500	\$42,300	27.92	\$151,223	\$40,398	\$111,102	\$104,651	1.062	1,156	\$96.11	RRAVE
22-5300-0014-00-0	05/31/22	\$97,000	\$42,800	44.12	\$129,343	\$30,267	\$66,733	\$93,556	0.713	1,530	\$43.62	RRAVE
22-5400-0002-00-8	06/11/21	\$110,000	\$33,300	30.27	\$136,095	\$31,027	\$78,973	\$99,214	0.796	1,120	\$70.51	RRAVE
22-5400-0011-01-5	03/01/22	\$152,000	\$24,500	16.12	\$95,835	\$35,311	\$116,689	\$57,152	2.042	1,152	\$101.29	RRAVE
22-6900-0008-00-3	07/11/22	\$135,000	\$48,100	35.63	\$147,312	\$33,792	\$101,208	\$107,195	0.944	1,124	\$90.04	RRAVE
Totals:		\$7,802,050	\$2,279,900		\$7,244,398		\$5,725,215	\$5,018,247			\$108.11	
				Sale. Ratio =>	29.22		2024 RATE	E.C.F. =>	1.141		Std. Deviation=>	0.48382249
				Std. Dev. =>	12.12			Ave. E.C.F. =>	1.161		Ave. Variance=>	33.7925

2024 ECF RRU10

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
02-0022-0015-05-4	05/19/22	\$512,500	\$209,100	40.80	\$501,483	\$72,338	\$440,162	\$396,622	1.110	1,794	\$245.35	RRU10
02-0024-0013-04-0	06/11/21	\$610,000	\$250,300	41.03	\$570,134	\$117,558	\$492,442	\$418,277	1.177	1,800	\$273.58	RRU10
30-0011-0017-02-9	04/01/22	\$320,000	\$116,500	36.41	\$288,107	\$41,105	\$278,895	\$228,283	1.222	1,386	\$201.22	RRU10
30-0014-0034-08-4	04/05/21	\$315,000	\$142,700	45.30	\$312,034	\$34,385	\$280,615	\$256,607	1.094	2,240	\$125.27	RRU10
22-0020-0014-04-1	09/28/22	\$275,000	\$126,200	45.89	\$315,987	\$28,609	\$246,391	\$256,817	0.959	2,128	\$115.79	RRU10
Totals:		\$2,032,500	\$844,800		\$1,987,745		\$1,738,505	\$1,556,606			\$192.24	
			Sale. Ratio =>	41.56			2024 RATE	E.C.F. =>	1.117		Std. Deviation=>	0.09991414
			Std. Dev. =>	3.86				Ave. E.C.F. =>	1.112		Ave. Variance=>	8.7778

2024 ECF RR100

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-0005-0013-06-0	11/15/22	\$82,300	\$28,400	34.51	\$70,553	\$12,435	\$69,865	\$67,188	1.040	788	\$88.66	RR100
22-0006-0009-03-3	09/19/22	\$165,000	\$69,400	42.06	\$179,843	\$75,327	\$89,673	\$120,828	0.742	2,133	\$42.04	RR100
22-0024-0007-11-0	06/07/21	\$200,000	\$49,800	24.90	\$147,583	\$45,074	\$154,926	\$118,508	1.307	1,798	\$86.17	RR100
22-0035-0016-03-3	07/29/22	\$160,000	\$72,600	45.38	\$187,512	\$74,737	\$85,263	\$130,376	0.654	1,895	\$44.99	RR100
22-2800-0014-00-5	11/16/21	\$94,500	\$42,400	44.87	\$115,670	\$22,882	\$71,618	\$107,269	0.668	1,516	\$47.24	RR100
Totals:		\$701,800	\$262,600		\$701,161		\$471,345	\$544,169			\$61.82	
			Sale. Ratio =>	37.42		2024 RATE	E.C.F. =>	0.866		Std. Deviation=>	0.28429643	
			Std. Dev. =>	8.68			Ave. E.C.F. =>	0.882		Ave. Variance=>	23.3110	Coefficient of Var=>

2024 ECF RRMH

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-0006-0005-02-0	10/31/22	\$150,000	\$68,800	45.87	\$186,042	\$71,621	\$78,379	\$149,570	0.524	1,782	\$43.98	RRMH
22-0016-0003-04-1	01/27/22	\$144,000	\$42,600	29.58	\$126,092	\$23,081	\$120,919	\$134,655	0.898	1,152	\$104.96	RRMH
22-0017-0023-01-5	06/01/21	\$78,000	\$19,300	24.74	\$59,630	\$26,674	\$51,326	\$43,080	1.191	1,100	\$46.66	RRMH
Totals:		\$372,000	\$130,700		\$371,764		\$250,624	\$327,305			\$65.20	
			Sale. Ratio =>	35.13			2024 RATE	E.C.F. =>	0.766		Std. Deviation=>	0.33450363
			Std. Dev. =>	11.07				Ave. E.C.F. =>	0.871		Ave. Variance=>	23.1412 Coefficient of Var=>

2024 ECF ORCHARD

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-5700-0006-00-2	03/16/23	\$700,000	\$293,800	41.97	\$690,905	\$275,367	\$424,633	\$431,952	0.983	2,173	\$195.41	ORCH
22-5700-0018-00-1	12/21/21	\$610,000	\$242,300	39.72	\$642,563	\$283,439	\$326,561	\$373,310	0.875	1,405	\$232.43	ORCH
22-5700-0019-00-7	05/19/23	\$724,000	\$320,600	44.28	\$712,686	\$275,367	\$448,633	\$454,594	0.987	2,294	\$195.57	ORCH
22-5700-0029-00-2	12/02/21	\$725,000	\$287,300	39.63	\$761,278	\$275,367	\$449,633	\$505,105	0.890	2,402	\$187.19	ORCH
Totals:		\$2,759,000	\$1,144,000		\$2,807,432		\$1,649,460	\$1,764,961			\$202.65	
			Sale. Ratio =>	41.46			2024 RATE	E.C.F. =>	0.935		Std. Deviation=>	0.0595306
			Std. Dev. =>	2.21				Ave. E.C.F. =>	0.934		Ave. Variance=>	5.1249 Coefficient of Var=>

2024 ECF AG

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
22-0010-0023-00-0	01/08/21	\$385,000	\$164,300	42.68	\$399,709	\$171,518	\$213,482	\$196,716	1.085	1,920	\$111.19	AG	
22-0011-0015-07-0	06/01/21	\$175,888	\$114,800	65.27	\$281,453	\$158,206	\$17,682	\$106,247	0.166	1,425	\$12.41	AG	102.4498
22-0024-0009-01-5	12/02/20	\$195,000	\$74,300	38.10	\$147,022	\$66,739	\$128,261	\$80,123	1.601	1,260	\$101.79	AG	
22-0034-0005-02-5	04/17/20	\$210,000	\$65,100	31.00	\$157,912	\$77,481	\$132,519	\$69,337	1.911	1,232	\$107.56	AG	
Totals:		\$965,888	\$418,500		\$986,096		\$491,944	\$452,424			\$83.24		
			Sale. Ratio =>	43.33		2024 RATE	E.C.F. =>	1.087		Std. Deviation=>	0.76324233		
			Std. Dev. =>	14.81			Ave. E.C.F. =>	1.191		Ave. Variance=>	56.5096	Coefficient of Var=>	

2024 ECF COMMERCIAL

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
02-0011-0027-01-4	07/12/23	\$130,000	\$78,400	60.31	\$156,712	\$39,671	\$90,329	\$139,834	0.646	8,328	\$10.85	00009
02-0015-0018-09-0	09/24/20	\$1,162,171	\$349,000	30.03	\$788,624	\$61,870	\$1,100,301	\$868,284	1.267	9,100	\$120.91	00009
22-5000-0017-01-8	06/10/22	\$240,000	\$36,700	15.29	\$138,047	\$3,675	\$236,325	\$139,971	1.688	2,002	\$118.04	201
30-0011-0031-23-4	05/28/21	\$1,343,000	\$646,400	48.13	\$1,260,643	\$61,265	\$1,281,735	\$1,460,410	0.878	26,004	\$49.29	00009
30-0014-0022-00-1	02/10/22	\$420,000	\$106,100	25.26	\$256,251	\$70,992	\$349,008	\$228,505	1.527	2,115	\$165.02	00009
30-0340-0001-00-1	04/19/23	\$90,000	\$142,100	157.89	\$279,400	\$37,335	\$52,665	\$289,205	0.182	3,395	\$15.51	00009
30-0340-0005-03-1	04/23/21	\$75,000	\$74,800	99.73	\$172,384	\$26,400	\$48,600	\$174,413	0.279	4,640	\$10.47	00009
30-0710-0017-00-9	01/21/21	\$95,000	\$55,400	58.32	\$137,274	\$28,256	\$66,744	\$130,249	0.512	1,419	\$47.04	00009
Totals:		\$3,555,171	\$1,488,900		\$3,189,335		\$3,225,707	\$3,430,872			\$67.14	
			Sale. Ratio =>	41.88			2024 RATE	E.C.F. =>	0.940		Std. Deviation=>	0.56828019
			Std. Dev. =>	46.87				Ave. E.C.F. =>	0.872		Ave. Variance=>	66.7795

2024 ECF INDUSTRIAL

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
80-54-652-002-10	09/01/22	\$399,000	\$155,900	39.07	\$347,692	\$62,100	\$336,900	\$396,656	0.849	24,708
30-0340-0005-03-1	04/23/21	\$75,000	\$74,800	99.73	\$172,384	\$26,400	\$48,600	\$174,413	0.279	4,640
30-0710-0017-00-9	01/21/21	\$95,000	\$55,400	58.32	\$137,274	\$28,256	\$66,744	\$130,249	0.512	1,419
02-0011-0027-01-4	07/12/23	\$130,000	\$78,400	60.31	\$156,712	\$39,671	\$90,329	\$139,834	0.646	8,328
53-1300-0125-01-8	09/10/21	\$60,000	\$81,500	135.83	\$66,526	\$21,144	\$38,856	\$103,141	0.377	30,468
05-0105-0008-13-9	12/14/21	\$1,195,000	\$461,500	38.62	\$922,981	\$67,281	\$1,127,719	\$1,062,981	1.061	27,980
Totals:		\$1,954,000	\$907,500		\$1,803,569		\$1,709,148	\$2,007,274		
			Sale. Ratio =>	46.44		2024 RATE	E.C.F. =>	0.851		Std. Deviation=>
			Std. Dev. =>	38.38			Ave. E.C.F. =>	0.621		Ave. Variance=>