

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Soldsd/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
44-029-005-00	338 E MAIN ST	11/16/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$93,300	45.51	\$207,436	\$40,192	\$164,808	\$163,804	1.006
44-030-016-00	225 MAIN STREET	12/16/19	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$61,100	32.50	\$154,835	\$31,754	\$156,246	\$120,549	1.296
44-030-017-00	135 MAPLE	03/13/20	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$78,100	31.49	\$204,509	\$78,115	\$169,885	\$123,794	1.372
44-100-003-00	485 E MAIN ST	09/14/20	\$46,500	WD	03-ARM'S LENGTH	\$46,500	\$24,100	51.83	\$63,851	\$41,324	\$5,176	\$22,064	0.235
44-201-007-00	349 E MAIN ST	03/12/21	\$193,500	WD	03-ARM'S LENGTH	\$193,500	\$67,900	35.09	\$154,021	\$37,982	\$155,518	\$113,652	1.368
44-301-006-00	219 CHERRY ST	10/09/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$68,400	41.45	\$147,595	\$26,400	\$138,600	\$118,702	1.168
44-301-015-00	220 W W. MAIN ST	08/26/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$82,800	44.76	\$203,947	\$30,521	\$154,479	\$169,859	0.909
44-301-015-00	220 W W. MAIN ST	12/08/20	\$204,500	WD	03-ARM'S LENGTH	\$204,500	\$94,600	46.26	\$203,947	\$30,521	\$173,979	\$169,859	1.024
44-302-002-00	226 CHERRY ST	12/22/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$73,300	36.83	\$165,210	\$41,426	\$157,574	\$121,238	1.300
44-303-001-00	204 W OAK STREET	05/22/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$85,300	53.31	\$183,870	\$26,400	\$133,600	\$154,231	0.866
44-320-012-00	211 E BAKER ST	06/10/19	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$58,000	38.16	\$148,720	\$41,634	\$110,366	\$104,883	1.052
44-320-025-00	216 BAKER ST	07/31/19	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$46,400	40.35	\$118,273	\$26,400	\$88,600	\$89,983	0.985
44-600-004-50	76 WATER STREET	09/14/20	\$115,900	WD	03-ARM'S LENGTH	\$115,900	\$38,000	32.79	\$92,803	\$17,024	\$98,876	\$74,220	1.332
44-700-029-00	130 S MAPLE ST	12/11/20	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$81,100	46.88	\$177,428	\$37,726	\$135,274	\$136,829	0.989
44-700-043-00	223 SELBY ST	09/05/19	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$41,600	57.78	\$108,074	\$38,302	\$33,698	\$68,337	0.493
Totals:			\$2,422,400			\$2,422,400	\$994,000		\$2,334,519		\$1,876,679	\$1,752,006	
								Sale. Ratio =>	41.03			E.C.F. =>	1.071
								Std. Dev. =>	8.07			Ave. E.C.F. =>	1.026

Village Res ECF for 2022

Floor Area	\$/Sq.Ft.	ECF Area	av. by Mean (building Styl	Land Value	er. by	Land Table	erty (ing l
1,400	\$117.72	4110	2.0248	1 STORY	\$40,192	No	4105 HOPKINS CITY 401 75
1,574	\$99.27	4110	26.9739	1.5 STORY	\$30,400	No	4105 HOPKINS CITY 401 69
1,068	\$159.07	4110	34.5940	1.5 STORY	\$69,097	No	4105 HOPKINS CITY 401 79
980	\$5.28	4110	79.1783	1 STORY	\$36,163	No	4105 HOPKINS CITY 401 36
1,293	\$120.28	4110	34.1990	1.25 STORY	\$37,982	No	4105 HOPKINS CITY 401 66
1,928	\$71.89	4110	14.1251	1.5 STORY	\$26,400	No	4105 HOPKINS CITY 401 53
1,888	\$81.82	4110	11.6922	1.75 STORY	\$30,521	No	4105 HOPKINS CITY 401 73
1,888	\$92.15	4110	0.2121	1.75 STORY	\$30,521	No	4105 HOPKINS CITY 401 73
1,186	\$132.86	4110	27.3332	1 STORY	\$41,426	No	4105 HOPKINS CITY 401 68
1,582	\$84.45	4110	16.0144	1 STORY	\$26,400	No	4105 HOPKINS CITY 401 73
1,096	\$100.70	4110	2.5896	1.25 STORY	\$34,361	No	4105 HOPKINS CITY 401 85
1,080	\$82.04	4110	4.1750	1.5 STORY	\$26,400	No	4105 HOPKINS CITY 401 68
1,440	\$68.66	4110	30.5818	1 STORY	\$16,491	No	4105 HOPKINS CITY 401 50
1,748	\$77.39	4110	3.7738	1.5 STORY	\$35,034	No	4105 HOPKINS CITY 401 64
1,330	\$25.34	4110	53.3261	1.75 STORY	\$38,302	No	4105 HOPKINS CITY 401 51
\$87.93		4.4784					
Std. Deviatio		0.3220951					
Ave. Varianc		22.7196		Coefficient o		22.13569	

1.021