

ECF - Freeport Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
43-104-002-00	130 OAK ST	04/29/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$55,300	46.08	\$110,579	\$33,000	\$87,000	\$86,875	1.001
43-104-003-00	120 OAK ST	08/30/21	\$130,000	WD	24-PARTIAL ASSESSMENT	\$130,000	\$64,400	49.54	\$128,711	\$33,000	\$97,000	\$107,179	0.905
43-104-003-50	123 N STATE ST	07/14/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$62,500	51.23	\$125,065	\$33,000	\$89,000	\$103,096	0.863
43-201-003-00	360 DIVISION ST	03/23/22	\$155,000	WD	24-PARTIAL ASSESSMENT	\$155,000	\$73,100	47.16	\$146,119	\$33,000	\$122,000	\$126,673	0.963
43-201-005-00	355 CHERRY ST	11/21/22	\$205,000	WD	08-ESTATE	\$205,000	\$83,600	40.78	\$167,130	\$43,468	\$161,532	\$138,479	1.166
43-206-003-00	360 CHERRY ST	07/08/21	\$107,000	OTH	03-ARM'S LENGTH	\$107,000	\$61,300	57.29	\$122,513	\$34,536	\$72,464	\$98,518	0.736
43-209-001-00	238 BEECH ST	03/09/23	\$239,900	WD	24-PARTIAL ASSESSMENT	\$239,900	\$104,700	43.64	\$209,497	\$43,486	\$196,414	\$185,903	1.057
43-209-009-00	223 S MAPLE ST	07/13/22	\$190,000	WD	24-PARTIAL ASSESSMENT	\$190,000	\$85,400	44.95	\$170,713	\$34,000	\$156,000	\$153,094	1.019
43-210-006-00	247 S WARREN ST	02/17/22	\$170,000	WD	24-PARTIAL ASSESSMENT	\$170,000	\$81,200	47.76	\$162,464	\$33,000	\$137,000	\$144,976	0.945
43-350-040-00	125 RACE ST	05/05/22	\$150,000	WD	24-PARTIAL ASSESSMENT	\$150,000	\$53,100	35.40	\$106,131	\$29,991	\$120,009	\$85,263	1.408
Totals:			\$1,588,900			\$1,588,900	\$724,600		\$1,448,922		\$1,238,419	\$1,230,057	
								Sale. Ratio =>	45.60			E.C.F. =>	1.007
								Std. Dev. =>	5.93			Ave. E.C.F. =>	1.006