

**2024 COM-IND ECF BETHANY TWP. ANALYSIS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
12-027-004-00	7900 N ALGER RD	07/14/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$117,200	73.25
51-031-265-00	306 N STATE	03/15/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$20,600	31.69
51-031-271-00	322 N STATE	06/14/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00
12-036-013-00	N JEROME (6000) RD	12/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$33,500	14.89
51-031-035-00	131 W SUPERIOR	12/21/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$36,900	22.36
51-031-028-00	200 W CENTER	06/30/21	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$40,400	40.00
53-860-010-00	301 WOODSIDE	09/27/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$96,100	26.69
12-027-009-00	7890 N ALGER RD	12/27/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$82,200	56.69
51-352-768-00	1951 MICHIGAN	01/25/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$22,000	25.88
51-031-028-00	200 W CENTER	08/16/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$40,400	34.83
<b>Totals:</b>			<b>\$1,497,000</b>			<b>\$1,497,000</b>	<b>\$526,800</b>	
							<b>Sale. Ratio =&gt;</b>	<b>35.19</b>
							<b>Std. Dev. =&gt;</b>	<b>17.77</b>

**USED 0.565**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Property Class
\$157,400	\$121,119	\$38,881	\$80,268	0.484	201
\$58,904	\$1,933	\$63,067	\$126,042	0.500	201
\$65,760	\$3,500	\$71,500	\$137,743	0.519	201
\$207,921	\$110,760	\$114,240	\$214,958	0.531	201
\$139,537	\$16,448	\$148,552	\$272,321	0.546	201
\$83,985	\$13,646	\$87,354	\$155,617	0.561	201
\$300,067	\$69,869	\$290,131	\$509,288	0.570	301
\$116,973	\$33,424	\$111,576	\$184,843	0.604	201
\$63,416	\$13,950	\$71,050	\$109,438	0.649	201
\$83,985	\$13,646	\$102,354	\$155,617	0.658	201
<b>\$1,277,948</b>		<b>\$1,098,705</b>	<b>\$1,946,135</b>		
			<b>E.C.F. =&gt;</b>	<b>0.565</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>0.562</b>	