

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 (%)	Building Style		
003-101-002-00	4880 ATTICA RD	09/17/20	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$91,600	31.81	\$337,792	\$33,468	\$254,532	\$235,280	1.082	1,930	\$131.88	ATVLG	11.4290	SINGLE FAMILY		
003-119-009-00	4563 ATTICA RD	09/21/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$51,000	32.90	\$167,382	\$34,500	\$120,500	\$103,270	1.167	1,589	\$75.83	ATVLG	2.9272	SINGLE FAMILY		
003-154-002-00	151 MILL ST	12/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$46,900	23.45	\$149,052	\$47,062	\$152,938	\$78,093	1.958	1,596	\$95.83	ATVLG	76.2283	SINGLE FAMILY		
003-155-004-00	4516 RAILROAD ST	12/28/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$49,800	41.50	\$167,794	\$46,700	\$73,300	\$92,721	0.791	940	\$77.98	ATVLG	40.5574	SINGLE FAMILY		
003-156-008-00	4455 WILLIAMS	01/15/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$68,300	28.58	\$257,695	\$69,000	\$170,000	\$147,101	1.156	1,640	\$103.66	ATVLG	4.0447	SINGLE FAMILY		
003-161-008-00	4465 HART ST	08/09/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,400	49.57	\$223,828	\$59,800	\$80,200	\$125,596	0.639	1,100	\$72.91	ATVLG	55.7559	SINGLE FAMILY		
003-163-004-00	450 S LAKE PLEASANT RD	08/19/20	\$133,250	WD	03-ARM'S LENGTH	\$133,250	\$30,500	22.89	\$119,675	\$55,200	\$78,050	\$49,368	1.581	775	\$100.71	ATVLG	38.4859	SINGLE FAMILY		
Totals:			\$1,275,250			\$1,275,250	\$407,500		\$1,423,218		\$929,520	\$831,430			\$94.11		7.8138			
								Sale. Ratio =>	31.95					E.C.F. =>	1.118	Std. Deviation=>		0.450944943		
								Std. Dev. =>	9.67					Ave. E.C.F. =>	1.196	Ave. Variance=>		32.7755	Coefficient of Var=>	27.4015913

2023 ECF Calcs for Attica Village
USE ECF 1.118