

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.
78-4700-0005-00-6	431 RIVERSIDE	03/28/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$100,800
78-4700-0010-00-0	362 PAW PAW	11/17/23	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$113,100
78-4700-0010-01-8	363 RIVERSIDE	03/22/24	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$81,700
78-4700-0024-00-1	322 RIVERSIDE	01/31/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$69,200
78-4700-0082-00-1	925 FOREST PARK	09/30/22	\$143,500	WD	03-ARM'S LENGTH	\$143,500	\$54,600
78-4700-0092-00-6	414 W PARSONS	08/26/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$77,100
78-4700-0223-00-3	331 E PARSONS	11/21/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$90,700
78-4700-0299-00-0	417 E PARSONS	02/29/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,100
78-4700-0300-00-8	409 E PARSONS	10/13/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$67,800
78-4700-0300-00-8	409 E PARSONS	12/11/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$67,800
Totals:			\$1,591,500			\$1,591,500	\$793,900
							Sale. Ratio =>
							Std. Dev. =>

78-4700-0033-00-0	422 RIVERSIDE	04/21/23	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$44,700
78-4700-0047-00-1	818 PEACHTREE	04/27/22	\$147,600	WD	03-ARM'S LENGTH	\$147,600	\$55,700
78-4700-0091-00-0	422 W PARSONS	06/09/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$63,900
78-4700-0162-01-2	923 N MAIN	08/12/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$126,100
78-4700-0002-02-3	459 RIVERSIDE	07/25/23	\$95,400	WD	03-ARM'S LENGTH	\$95,400	\$61,300
78-4700-0198-00-9	222 E PARSONS	05/18/23	\$140,000	CD	03-ARM'S LENGTH	\$140,000	\$98,700
78-4700-0010-01-8	363 RIVERSIDE	02/16/24	\$112,500	SD	10-FORECLOSURE	\$112,500	\$81,700
78-4700-0303-00-7	428 E PARSONS	08/05/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$81,700

2025 WN - Watervliet North ECF

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
63.00	\$199,358	\$39,825	\$120,175	\$149,656	0.803	1,611	\$74.60	WN
54.64	\$232,976	\$75,982	\$131,018	\$147,274	0.890	1,448	\$90.48	WN
42.77	\$179,762	\$36,738	\$154,262	\$134,169	1.150	1,200	\$128.55	WN
60.17	\$132,541	\$46,885	\$68,115	\$80,353	0.848	784	\$86.88	WN
38.05	\$113,507	\$22,709	\$120,791	\$85,176	1.418	1,316	\$91.79	WN
41.68	\$156,488	\$51,924	\$133,076	\$98,090	1.357	1,421	\$93.65	WN
50.39	\$180,108	\$42,865	\$137,135	\$128,746	1.065	1,000	\$137.14	WN
50.79	\$140,754	\$30,404	\$109,596	\$103,518	1.059	1,440	\$76.11	WN
52.15	\$135,682	\$39,048	\$90,952	\$90,651	1.003	1,284	\$70.83	WN
48.43	\$135,682	\$39,048	\$100,952	\$90,651	1.114	1,284	\$78.62	WN
\$1,606,858			\$1,166,072	\$1,108,283			\$92.86	
49.88				E.C.F. =>	1.052		Std. Deviation=>	0.2026137
7.93				Ave. E.C.F. =>	1.071		Ave. Variance=>	15.1181

Orig ECF 0.980
 Orig Std Dev 0.400
 Max ECF 1.580
 Min ECF (1.390)

255.43	\$90,806	\$40,192	(\$22,692)	\$47,480	(0.478)	700	(\$32.42)	WN
37.74	\$91,870	\$27,231	\$120,369	\$60,637	1.985	900	\$133.74	WN
34.54	\$130,443	\$44,114	\$140,886	\$80,984	1.740	1,008	\$139.77	WN
78.81	\$226,146	\$88,734	\$71,266	\$128,904	0.553	1,488	\$47.89	WN
64.26	\$122,444	\$48,353	\$47,047	\$69,504	0.677	960	\$49.01	WN
70.50	\$195,271	\$39,738	\$100,262	\$145,903	0.687	1,624	\$61.74	WN
72.62	\$179,762	\$36,738	\$75,762	\$134,169	0.565	1,200	\$63.14	WN
65.36	\$162,013	\$37,745	\$87,255	\$116,574	0.748	1,116	\$78.19	WN

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
26.7562	1 STORY		\$37,323	No	//		CITY LOT	401
18.0951	1 1/2 STORY		\$50,326	No	//		CITY LOT	401
7.9188	1 STORY		\$25,349	No	//		CITY LOT	401
22.2872	1 STORY		\$37,698	No	//		CITY LOT	401
34.7556	1 STORY		\$19,413	No	//		CITY LOT	401
28.6100	1 STORY		\$39,048	No	//		CITY LOT	401
0.5411	1 STORY		\$39,048	No	//		CITY LOT	401
1.1856	1 STORY		\$27,563	No	//		CITY LOT	401
6.7252	1 STORY		\$39,048	No	//		CITY LOT	401
4.3061	1 STORY		\$39,048	No	//		CITY LOT	401

1.8430

Coefficient of Var=> 14.12150648

154.8497	1 STORY		\$35,718	No	//		CITY LOT	401
91.4504	1 STORY		\$18,196	No	//		CITY LOT	401
66.9104	1 STORY		\$39,048	No	//		CITY LOT	401
51.7712	1 STORY		\$79,303	No	//		CITY LOT	401
39.3673	1 STORY		\$44,168	No	//		CITY LOT	401
38.3391	1 STORY		\$38,435	No	//		CITY LOT	401
50.5896	1 STORY		\$25,349	No	//		CITY LOT	401
74.8494	TRI LEVEL		\$34,645	No	//		CITY LOT	401

Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View
60							
63							
68							
61							
52							
50							
67							
60							
60							
60							

53							
55							
55							
55							
49							
58							
68							
64							

Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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