

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.
78-4550-0028-00-0	925 RICHARD	12/29/23	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$138,500
78-4550-0051-02-8	579 W PARSONS	04/08/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$109,000
78-4560-0061-00-4	569 TWIN HILLS	06/26/23	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$137,400
78-4560-0062-00-1	561 TWIN HILLS	09/22/23	\$309,011	WD	03-ARM'S LENGTH	\$309,011	\$133,900
78-4560-0071-00-0	1017 RICHARD	12/15/23	\$294,458	QC	03-ARM'S LENGTH	\$294,458	\$135,400
78-4560-0074-00-9	561 COURTYARD	06/02/22	\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$146,700
78-4560-0123-01-0	628 W PARSONS	07/12/22	\$301,011	WD	03-ARM'S LENGTH	\$301,011	\$126,600
78-4560-0128-00-1	833 WESTERN	03/01/24	\$246,500	WD	03-ARM'S LENGTH	\$246,500	\$100,700
78-4560-0145-01-1	727 WESTERN	10/31/22	\$217,525	WD	03-ARM'S LENGTH	\$217,525	\$91,300
78-4560-0151-00-3	725 LEWISTON	04/18/22	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$88,200
78-4560-0145-01-1	727 WESTERN	06/02/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$91,300
78-4560-0152-00-0	717 LEWISTON	01/29/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,600
78-4560-0153-00-6	612 RIVERSIDE	01/29/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$87,900
78-4560-0155-01-0	628 RIVERSIDE	06/03/22	\$217,100	WD	31-SPLIT IMPROVED	\$217,100	\$122,200
78-4560-0162-01-3	645 RIVERSIDE	08/17/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$124,600
Totals:			\$3,675,405			\$3,675,405	\$1,722,300
							Sale. Ratio =>
							Std. Dev. =>

78-4550-0028-00-0	925 RICHARD	07/08/22	\$180,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$180,000	\$429,600
78-4560-0079-01-9	587 COURTYARD	10/20/23	\$44,000	PTA	33-TO BE DETERMINED	\$44,000	\$124,200

78-4560-0071-00-0	1017 RICHARD	04/12/23	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$135,400
78-4560-0080-01-7	591 COURTYARD	10/20/23	\$44,000	PTA	33-TO BE DETERMINED	\$44,000	\$122,900
78-4560-0080-01-7	591 COURTYARD	10/20/23	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$122,900
78-4550-0015-00-5	529 RIVERSIDE	01/05/24	\$95,000	LC	03-ARM'S LENGTH	\$95,000	\$73,300

2025 WNW - Watervliet Northwest ECF

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
46.97	\$273,932	\$33,178	\$261,722	\$256,941	1.019	1,816	\$144.12	WNW
62.29	\$215,444	\$37,446	\$137,554	\$189,966	0.724	1,728	\$79.60	WNW
49.09	\$271,970	\$42,553	\$237,347	\$244,842	0.969	2,016	\$117.73	WNW
43.33	\$265,090	\$37,140	\$271,871	\$243,276	1.118	1,800	\$151.04	WNW
45.98	\$267,872	\$34,059	\$260,399	\$249,534	1.044	1,800	\$144.67	WNW
48.90	\$320,716	\$69,693	\$230,307	\$237,207	0.971	1,726	\$133.43	WNW
42.06	\$253,496	\$98,068	\$202,943	\$165,878	1.223	1,152	\$176.17	WNW
40.85	\$199,868	\$44,973	\$201,527	\$165,310	1.219	1,606	\$125.48	WNW
41.97	\$180,591	\$34,178	\$183,347	\$156,257	1.173	1,536	\$119.37	WNW
59.59	\$174,305	\$27,936	\$120,064	\$156,210	0.769	1,600	\$75.04	WNW
36.96	\$180,591	\$34,178	\$212,822	\$156,257	1.362	1,536	\$138.56	WNW
47.89	\$175,046	\$27,550	\$157,450	\$157,413	1.000	1,600	\$98.41	WNW
47.51	\$173,683	\$29,529	\$155,471	\$153,846	1.011	1,472	\$105.62	WNW
56.29	\$243,055	\$80,070	\$137,030	\$173,943	0.788	1,512	\$90.63	WNW
45.31	\$247,626	\$56,168	\$218,832	\$204,331	1.071	1,944	\$112.57	WNW
\$3,443,285			\$2,988,686	\$2,911,212		\$120.83		
46.86				E.C.F. =>	1.027	Std. Deviation=>		0.17780417
7.00				Ave. E.C.F. =>	1.031	Ave. Variance=>		13.2696
					Orig ECF	1.007		
					Orig Std Dev	0.213		
					Max ECF	1.327		
					Min ECF	0.688		
238.67	\$1,018,689	\$204,543	(\$24,543)	\$695,038	(0.035)	9,488	(\$2.59)	WNW
282.27	\$248,008	\$64,010	(\$20,010)	\$196,369	(0.102)	4,160	(\$4.81)	WNW

629.77	\$267,872	\$34,059	(\$12,559)	\$249,534	(0.050)	1,800	(\$6.98)	WNW
279.32	\$245,486	\$64,406	(\$20,406)	\$193,255	(0.106)	4,067	(\$5.02)	WNW
279.32	\$245,486	\$64,406	(\$20,406)	\$193,255	(0.106)	4,067	(\$5.02)	WNW
77.16	\$144,986	\$31,620	\$63,380	\$120,988	0.524	1,092	\$58.04	WNW

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
1.2070	2 STORY		\$27,552	No	/ /
30.6577	MOBILE/MODULAR		\$31,673	No	/ /
6.1288	BI LEVEL		\$31,501	No	/ /
8.6863	2 STORY		\$31,501	No	/ /
1.2867	2 STORY		\$27,125	No	/ /
5.9765	2 STORY		\$63,220	No	/ /
19.2769	1 STORY		\$85,295	No	/ /
18.8413	BI LEVEL		\$40,476	No	/ /
14.2691	2 STORY		\$29,896	No	/ /
26.2071	1 STORY		\$26,189	No	/ /
33.1322	2 STORY		\$29,896	No	/ /
3.0441	1 STORY		\$26,189	No	/ /
2.0116	1 STORY		\$26,189	No	/ /
24.2891	1 STORY		\$57,250	No	/ /
4.0293	1 1/2 STORY		\$52,986	No	/ /
0.4064					

Coefficient of Var=> 12.87463255

106.5988	2 STORY		\$187,865	No	/ /
113.2576	1 STORY		\$64,010	No	/ /

108.1006	2 STORY	\$27,125	No	/ /
113.6267	BI LEVEL	\$64,406	No	/ /
113.6267	BI LEVEL	\$64,406	No	/ /
50.6823	1 STORY	\$28,382	No	/ /

Other Parcels in Sale	Land Table	Property Class
	CITY LOT	401
	CITY LOT	401
	CITY LOT	401
	CITY LOT	401
	CITY LOT	401
78-4560-0075-00-5	CITY LOT	401
	CITY LOT	401
	CITY LOT	401
	CITY LOT	401
	CITY LOT	401
	CITY LOT	401
	CITY LOT	401
	CITY LOT	401
	CITY LOT	401
	CITY LOT	401
	CITY LOT	401

78-4560-0079-01-9, 78-4560-0102-01-1, 78-4560-0061-00-4, 78-4560-0080-01-7, 78-4560-0103-01-7	CITY LOT	401
78-4560-0079-01-9	CITY LOT	401

	CITY LOT	401
78-4560-0079-01-9	CITY LOT	401
78-4560-0079-01-9	CITY LOT	401
	CITY LOT	401

Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View
98							
71							
98							
98							
98							
85							
72							
70							
67							
67							
67							
67							
67							
67							
67							
77							

78							
98							

98

98

98

57

Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character

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