

2024 CHARLOTTE IND ECF I-01, I-02

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
300-000-627-070-00	715 GOODRICH ST	04/21/20	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$27,900	99.64	\$55,885	\$13,463	\$14,537	\$39,983	0.364
061-012-300-010-00	CLINTON	07/11/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000					\$10,532	\$14,887	0.707
090-016-100-025-00		08/09/22	\$126,000	WD	03-ARM'S LENGTH	\$126,000					\$78,836	\$105,537	0.747
081-000-007-001-60		11/30/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000					\$394,201	\$499,032	0.790
200-013-100-442-00	110 S LINCOLN ST	11/23/21	\$496,780	WD	03-ARM'S LENGTH	\$496,780	\$218,700	44.02	\$602,629	\$120,570	\$376,210	\$337,495	1.115
300-053-000-040-01	330 HAMMAN DR	11/23/20	\$940,000	WD	03-ARM'S LENGTH	\$940,000	\$559,200	59.49	\$1,118,395	\$169,352	\$770,648	\$1,355,776	0.568
Totals:			\$2,075,780			\$2,075,780	\$805,800		\$1,776,909		\$1,644,964	\$2,352,710	
								Sale. Ratio =>	38.82			E.C.F. =>	0.699
								Std. Dev. =>	28.71			Ave. E.C.F. =>	0.715
												USE	0.700

DUE TO LACK OF SALES IT IS NECESSARY TO USE SALES FROM OUTSIDE OF THE STUDY PERIOD.
NO TIME ADJUSTMENT IS NECESSARY AS INDUSTRIAL RATIOS HAVE REMAINED
CONSISTANTLY FLAT FOR SEVERAL YEARS.

SALES WERE USED FROM COMPARABLE JURISDICTIONS