

2024 CHARLOTTE RESIDENTIAL ECF STUDY FOR R-05 1801ST TO 2100 SF

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.		
200-066-653-034-00	912 N SHELTON ST	08/09/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$97,500	51.32	\$213,519	\$38,088	\$151,912	\$175,431	0.866		
200-000-012-070-00	235 N BOSTWICK ST	10/29/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$72,200	46.58	\$172,066	\$20,651	\$134,349	\$151,415	0.887		
200-073-600-070-00	322 PRAIRIE ST	01/24/22	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$70,200	45.58	\$167,026	\$25,508	\$128,492	\$141,518	0.908		
200-000-012-040-00	238 N SHELTON ST	03/09/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$64,900	45.38	\$154,867	\$25,509	\$117,491	\$129,358	0.908		
200-007-300-220-00	630 N COCHRAN AVE	04/28/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$55,400	41.97	\$130,767	\$35,344	\$96,656	\$95,423	1.013		
200-024-400-010-00	634 TIRRELL RD	12/17/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$100,300	40.94	\$239,049	\$47,077	\$197,923	\$191,972	1.031		
200-066-659-040-00	318 MAPLE ST	11/05/21	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$70,800	40.48	\$168,789	\$29,391	\$145,509	\$139,398	1.044		
200-078-004-010-01	415 PRAIRIE ST	07/29/21	\$137,150	WD	03-ARM'S LENGTH	\$137,150	\$52,200	38.06	\$129,315	\$22,391	\$114,759	\$106,924	1.073		
200-066-638-050-00	320 AMITY ST	03/02/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,200	39.48	\$144,915	\$24,939	\$130,061	\$119,976	1.084		
200-000-026-050-00	102 S SHELTON ST	08/09/22	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$59,600	41.97	\$129,676	\$16,520	\$125,480	\$113,156	1.109		
200-007-100-100-00	976 N COCHRAN AVE	07/15/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$91,200	36.48	\$198,275	\$31,523	\$218,477	\$166,752	1.310		
200-000-002-260-00	301 N SHELTON ST	07/22/21	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$47,600	33.76	\$112,251	\$23,659	\$117,341	\$88,592	1.325		
Totals:			\$2,019,050			\$2,019,050	\$843,100		\$1,960,515		\$1,678,450	\$1,619,915			
								Sale. Ratio =>	41.76					E.C.F. =>	1.036
								Std. Dev. =>	4.82					Ave. E.C.F. =>	1.047
												USE	1.036		