

2024 CHARLOTTE RESIDENTIAL ECF STUDY FOR R-06 2101 SF TO 2400 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.
200-042-500-270-00	323 S SHELTON ST	12/08/21	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$74,100	67.98	\$175,503	\$26,876	\$82,124	\$148,627	0.553
200-066-648-020-00	729 N COCHRAN AVE	11/15/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$83,900	67.12	\$183,242	\$37,527	\$87,473	\$145,715	0.600
200-042-500-010-00	436 S COCHRAN AVE	02/24/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$87,700	60.48	\$207,401	\$30,784	\$114,216	\$176,617	0.647
200-000-004-112-00	327 N COCHRAN AVE	06/13/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$78,400	52.27	\$170,543	\$26,276	\$123,724	\$144,267	0.858
200-024-400-116-01	638 W KALAMO HWY	08/23/22	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$0	0.00	\$216,350	\$20,365	\$182,635	\$195,985	0.932
200-056-800-285-00	614 S SHELTON ST	02/23/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$74,700	42.44	\$177,627	\$31,621	\$144,379	\$146,006	0.989
200-076-600-030-00	441 W LAWRENCE AVE	03/25/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$70,600	38.16	\$175,969	\$26,897	\$158,103	\$149,072	1.061
200-000-004-240-00	120 W STODDARD ST	05/18/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$68,100	37.83	\$161,700	\$23,872	\$156,128	\$137,828	1.133
200-000-021-150-00	319 E LOVETT ST	08/11/21	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$74,900	37.64	\$177,052	\$28,126	\$170,874	\$148,926	1.147
200-000-028-070-01	220 S CLINTON ST	05/20/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,600	39.04	\$214,283	\$29,587	\$220,413	\$184,696	1.193
		Totals:	\$1,722,000			\$1,722,000	\$710,000		\$1,859,670		\$1,440,069	\$1,577,739	
							Sale. Ratio ==>	41.23				E.C.F. ==>	0.913
							Std. Dev. ==>	19.79				Ave. E.C.F. ==>	0.911
												USE	0.913