

2024 CHARLOTTE RESIDENTIAL ECF STUDY FOR R-07 2401 SF AND HIGHER

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.
200-077-600-015-00	316 E HARRIS AVE	09/07/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$100,000	64.52	\$242,378	\$22,353	\$132,647	\$220,025	0.603
200-000-026-030-00	315 W LAWRENCE AVE	07/15/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$102,900	58.80	\$239,779	\$26,096	\$148,904	\$213,683	0.697
200-000-011-180-01	213 N COCHRAN AVE	12/21/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$95,700	45.57	\$235,128	\$23,527	\$186,473	\$211,601	0.881
200-000-028-020-00	409 W LOVETT ST	04/22/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$57,800	36.82	\$134,724	\$12,354	\$144,646	\$122,370	1.182
		Totals:	\$697,000			\$697,000	\$356,400		\$852,009		\$612,670	\$767,679	
						Sale. Ratio =>		51.13			E.C.F. =>		0.798
						Std. Dev. =>		12.56			Ave. E.C.F. =>		0.841
												USE	0.798