

## 2024 CHARLOTTE RESIDENTIAL ECF STUDY FOR R-10 CLOVERDALE

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.		
200-044-500-160-00	518 W 1ST ST	12/02/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$34,300	43.42	\$95,765	\$26,761	\$52,239	\$57,028	0.916		
200-044-500-050-00	752 PEARL ST	05/21/21	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$50,400	44.21	\$141,370	\$19,836	\$94,164	\$100,441	0.938		
200-044-500-060-00	754 PEARL ST	03/21/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$41,900	44.11	\$115,891	\$21,051	\$73,949	\$78,380	0.943		
200-044-500-510-00	520 W 3RD ST	11/24/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$42,300	40.29	\$119,630	\$28,968	\$76,032	\$74,927	1.015		
200-044-500-780-00	525 W 4TH ST	02/25/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$30,300	37.88	\$84,877	\$22,961	\$57,039	\$51,170	1.115		
200-044-500-790-00	521 W 4TH ST	12/09/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$45,100	50.11	\$94,470	\$22,189	\$67,811	\$59,736	1.135		
200-044-500-250-00	810 PEARL ST	08/02/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$84,200	51.03	\$170,567	\$27,534	\$137,466	\$118,209	1.163		
200-044-500-180-00	523 W 1ST ST	05/23/22	\$86,100	WD	03-ARM'S LENGTH	\$86,100	\$40,200	46.69	\$84,248	\$20,949	\$65,151	\$52,313	1.245		
200-044-500-435-00	901 PEARL ST	08/26/22	\$96,050	WD	03-ARM'S LENGTH	\$96,050	\$45,100	46.95	\$92,025	\$23,371	\$72,679	\$56,739	1.281		
200-044-500-210-00	511 W 1ST ST	06/10/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,600	45.50	\$110,896	\$23,336	\$96,664	\$72,364	1.336		
200-044-500-590-00	517 W 3RD ST	08/05/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$67,100	44.73	\$135,125	\$29,132	\$120,868	\$87,632	1.379		
200-044-500-730-00	536 W 4TH ST	11/18/21	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$25,600	33.25	\$70,081	\$24,197	\$52,803	\$37,921	1.392		
200-044-500-410-00	803 PEARL ST	03/14/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$24,000	32.88	\$65,148	\$23,984	\$49,016	\$34,020	1.441		
200-044-500-140-00	508 W 1ST ST	08/18/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$56,400	38.90	\$118,141	\$25,820	\$119,180	\$76,298	1.562		
Totals:			\$1,475,150			\$1,475,150	\$641,500		\$1,498,234		\$1,135,061	\$957,179			
								Sale. Ratio =>	43.49					E.C.F. =>	1.186
								Std. Dev. =>	5.58					Ave. E.C.F. =>	1.204
												USE	1.186		