

2023 Hart's Plat

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value
045-601-001-00	208 E HIGH ST	10/14/20	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$95,200	45.99	\$41,317	\$165,683	\$175,282	0.945	\$35,054
045-601-005-00	258 E HIGH ST	09/10/21	\$130,000	MLC	03-ARM'S LENGTH	\$130,000	\$53,800	41.38	\$46,761	\$83,239	\$72,149	1.154	\$39,413
045-601-022-50	4025 CENTER ST	09/15/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$57,800	34.00	\$46,254	\$123,746	\$94,682	1.307	\$37,835
045-602-001-00	4053 CENTER ST	08/10/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$55,100	34.01	\$47,645	\$114,355	\$86,021	1.329	\$37,671
045-602-005-10	4015 CENTER ST	06/12/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$43,600	43.60	\$52,538	\$47,462	\$74,989	0.633	\$46,061
045-602-023-00	4081 CENTER ST	08/18/21	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$76,500	43.71	\$41,494	\$133,506	\$124,663	1.071	\$36,356
045-603-012-10	4096 BLOOD RD	02/01/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$70,100	32.60	\$66,318	\$148,682	\$100,036	1.486	\$55,869
045-604-001-00	206 THIRD ST	03/12/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$91,200	42.42	\$52,726	\$162,274	\$158,950	1.021	\$42,933
045-604-010-00	286 THIRD ST	11/03/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,400	38.42	\$41,049	\$123,951	\$97,764	1.268	\$35,054
045-606-001-00	4109 PLEASANT ST	12/07/21	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$87,700	34.80	\$51,933	\$200,067	\$141,456	1.414	\$42,933
045-606-004-00	134 SECOND ST	05/13/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$46,400	58.73	\$34,960	\$44,040	\$81,592	0.540	\$30,358
045-606-005-00	156 SECOND ST	12/23/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$72,400	36.22	\$58,025	\$141,875	\$103,435	1.372	\$30,358
045-608-006-00	160 E HIGH ST	09/03/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$89,600	35.84	\$48,374	\$201,626	\$139,144	1.449	\$35,914
045-614-011-00	4174 CENTER ST	11/03/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$43,600	39.64	\$24,254	\$85,746	\$63,776	1.344	\$22,888
Totals:			\$2,429,900			\$2,429,900	\$946,400			\$1,776,252	\$1,513,940		
								Sale. Ratio =>	38.95			E.C.F. =>	1.173
								Std. Dev. =>	6.84			Ave. E.C.F. =>	1.167

Village unplatted

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value
045-516-049-00	91 W HIGH ST	09/28/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$125,000	47.17	\$48,482	\$216,518	\$222,873	0.971	\$34,060
045-509-031-00	3984 N OAK ST	12/11/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,500	44.05	\$24,055	\$160,945	\$156,544	1.028	\$21,070
045-509-047-00	3949 N OAK ST	02/03/21	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$67,000	40.48	\$43,201	\$122,299	\$108,294	1.129	\$35,071
045-516-043-00	39 W HIGH ST	05/24/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,700	45.58	\$27,481	\$92,519	\$96,055	0.963	\$22,751
045-516-021-00	4076 S OAK ST	06/03/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$75,700	55.26	\$23,674	\$113,326	\$123,380	0.919	\$20,712
045-509-023-00	100 W HIGH ST	06/30/21	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$86,900	34.76	\$55,464	\$194,536	\$159,398	1.220	\$48,374
045-509-035-00	3956 N OAK ST	09/22/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$105,100	44.72	\$38,334	\$196,666	\$202,112	0.973	\$33,326
045-516-062-00	4230 S OAK ST	09/30/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$91,100	31.96	\$51,274	\$233,726	\$156,618	1.492	\$45,200
045-516-070-20	4230 BLOOD RD	10/25/21	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$102,400	28.60	\$62,289	\$295,711	\$197,748	1.495	\$60,518
Totals:			\$2,000,500			\$2,000,500	\$789,400			\$1,626,246	\$1,423,021		
								Sale. Ratio =>	39.46			E.C.F. =>	1.161
								Std. Dev. =>	8.36			Ave. E.C.F. =>	1.152

	Sale Price	Residual	Manual cost	ECF	2022	2023
Total	\$4,430,400	\$3,402,498	\$2,936,961	1.159	N/A	
Hart's Plat	\$2,429,900	\$1,776,252	\$1,513,940	1.173	1.09	1.17
Unplatted	\$2,000,500	\$1,626,246	\$1,423,021	1.143	1.079	1.14