

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.		
10-009-2003-040	8195 JORDON RD	05/20/22	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$98,000	61.64	\$193,936	\$29,054	\$129,946	\$202,061	0.643		
10-022-1003-000	11943 SPEAKER RD	02/16/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$78,100	52.07	\$170,131	\$46,630	\$103,370	\$158,742	0.651		
10-150-0015-000	6050 6TH ST	11/08/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$105,000	53.03	\$207,081	\$52,784	\$145,216	\$189,089	0.768		
10-012-4004-750	8029 EMMETT RD	03/25/22	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$64,400	45.35	\$138,501	\$20,839	\$121,161	\$144,194	0.840		
10-015-1008-000	11777 YALE RD	06/18/21	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$77,600	47.75	\$153,107	\$32,637	\$129,863	\$151,917	0.855		
10-016-3004-300	12014 SPEAKER RD	09/27/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$78,800	44.77	\$156,012	\$52,108	\$123,892	\$131,026	0.946		
10-250-0017-000	11475 LA SALLE ST	11/08/23	\$178,400	WD	03-ARM'S LENGTH	\$178,400	\$71,300	39.97	\$149,728	\$25,902	\$152,498	\$159,159	0.958		
10-009-2003-070	8129 JORDON RD	10/27/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$69,700	42.76	\$137,838	\$35,128	\$127,872	\$125,870	1.016		
10-020-2001-301	12697 SPEAKER RD	07/17/23	\$485,000	LC	03-ARM'S LENGTH	\$485,000	\$188,600	38.89	\$394,895	\$113,538	\$345,550	\$361,641	0.956		
<b>Totals:</b>			<b>\$1,813,900</b>			<b>\$1,813,900</b>	<b>\$831,500</b>		<b>\$1,701,229</b>		<b>\$1,379,368</b>	<b>\$1,623,700</b>			
								<b>Sale. Ratio =&gt;</b>	<b>45.84</b>					<b>E.C.F. =&gt;</b>	<b>0.850</b>
								<b>Std. Dev. =&gt;</b>	<b>7.22</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.848</b>

**2024 ECF ANALYSIS OF RESIDENTIAL BUILDINGS IN BROCKWAY of C-BC CLASS C/BC NEIGHBORHOODS IS CALCULATED AT: .850**

**This calculated ECF analysis includes sales of residential buildings in the C-BC and Durentin Heights due to the similar class, style and effective age of homes i**

**Sales listed below are removed as outliers.**

10-010-1009-000	8432 JORDON RD	09/25/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$91,600	35.24	\$193,064	\$54,655	\$205,245	\$177,904	1.154
10-005-4007-000	12990 JEDDO RD	12/13/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$95,000	38.78	\$187,371	\$60,704	\$184,296	\$159,731	1.154
10-022-3003-000	7067 SAYLES RD	10/19/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$68,000	38.86	\$134,404	\$36,808	\$138,192	\$119,603	1.155
10-012-1003-300	8415 EMMETT RD	09/02/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$131,400	36.50	\$260,175	\$56,328	\$303,672	\$249,813	1.216
10-013-4002-101	7707 EMMETT RD	09/08/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$145,800	30.69	\$305,547	\$62,900	\$412,100	\$311,886	1.321
10-021-2001-200	12131 SPEAKER RD	08/19/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$151,200	35.16	\$298,878	\$89,419	\$340,581	\$256,690	1.327
10-021-2001-200	12131 SPEAKER RD	05/17/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$140,700	34.74	\$278,260	\$85,729	\$319,271	\$242,788	1.315
10-032-4003-200	12860 METCALF RD	02/25/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$99,500	26.53	\$213,289	\$43,497	\$331,503	\$208,078	1.593
10-028-3003-000	6531 JORDON RD	11/30/21	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$64,200	26.31	\$126,890	\$32,595	\$211,405	\$118,909	1.778

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1,782	\$72.92	C-BC	64.3102	1 STORY	\$26,800		CLASS C/BC	401	80
1,320	\$78.31	C-BC	19.6867	1 STORY	\$23,750		CLASS C/BC	401	64
1,744	\$83.27	C-BC	17.7574	1 STORY	\$35,510	10-150-0014-000, 10-150-0011-000	CLASS C/BC	401	60
1,456	\$83.21	C-BC	0.7785	1 STORY	\$19,680		CLASS C/BC	401	80
1,326	\$97.94	C-BC	0.6779	1 STORY	\$19,272		CLASS C/BC	401	70
1,456	\$85.09	C-BC	9.7498	1 STORY	\$43,560		CLASS C/BC	401	75
1,390	\$109.71	C-BC	1.2597	1 STORY	\$21,440		DURENTIN HEIGHTS	401	63
1,482	\$86.28	C-BC	16.7853	1 STORY	\$26,800		CLASS C/BC	401	75
3,200	\$107.98	C-BC	10.7453	2 STORY	\$84,524		CLASS C/BC	401	75
<b>\$89.41</b>			<b>0.1470</b>						
<b>Std. Deviation=&gt;</b>		<b>0.13630273</b>							
<b>Ave. Variance=&gt;</b>		<b>15.7501</b>	<b>Coefficient of Var=&gt;</b>		<b>18.57210803</b>				

**in these neighborhoods.**

1,344	\$152.71	C-BC	6.1913	1 STORY	\$26,100		CLASS C/BC	401	69
2,222	\$82.94	C-BC	16.7531	1 STORY	\$40,920		CLASS C/BC	401	55
960	\$143.95	C-BC	17.1395	1 STORY	\$26,800		CLASS C/BC	401	72
1,684	\$180.33	C-BC	9.9419	1 STORY	\$51,054		CLASS C/BC	401	78
1,858	\$221.80	C-BC	45.6551	1 STORY	\$60,952		CLASS C/BC	401	76
2,475	\$137.61	C-BC	45.1051	1.75 STORY	\$62,652		CLASS C/BC	401	69
2,475	\$129.00	C-BC	46.2850	1.75 STORY	\$62,652		CLASS C/BC	401	70
1,319	\$251.33	C-BC	159.3164	1 STORY	\$19,475		CLASS C/BC	401	78
1,192	\$177.35	C-BC	177.7869	1 STORY	\$21,550		CLASS C/BC	401	71