

5

City of Manchester Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
16-16-02-391-005	327 W MAIN ST	05/03/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$50,750	50.75
16-16-02-432-013	118 E MAIN ST	10/21/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$125,000	54.35
16-16-02-432-015	110 E MAIN ST	06/15/22	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$92,100	34.49
16-16-02-460-021	201 E MAIN ST	08/19/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$129,750	46.34
Totals:			\$877,000			\$877,000	\$397,600	

Sale. Ratio =>

45.34

Std. Dev. =>

8.64

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	E.C.F. Area	Dev. by Mean (%)
\$110,364	\$23,190	\$76,810	\$142,441	0.539	1,415	\$54.28	66940	4.5796
\$259,741	\$17,330	\$212,670	\$396,096	0.537	6,428	\$33.08	66910	4.8122
\$245,565	\$17,945	\$249,055	\$379,367	0.657	4,698	\$53.01	66910	7.1466
\$281,604	\$63,982	\$216,018	\$355,592	0.607	4,990	\$43.29	66940	2.2453
\$897,274		\$754,553	\$1,273,496			\$45.92		0.7469
				E.C.F. =>	0.593	Std. Deviation=>	0.0578056	
				Ave. E.C.F. =>	0.585	Ave. Variance=>	4.6959	

Land Value	Property Class
\$16,899	201
\$16,082	201
\$15,044	201
\$59,510	201

City of Manchester Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
16-16-02-391-005	327 W MAIN ST	05/03/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$50,750	50.75	
16-16-02-432-021	108 E MAIN ST	01/27/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$77,950	47.82	
16-16-02-460-021	201 E MAIN ST	08/19/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$129,750	46.34	
Totals:			\$543,000			\$543,000	\$258,450		
								Sale. Ratio =>	47.60
								Std. Dev. =>	2.24

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/acre	Dollars/SqFt	ECF Area	Liber/Page
\$110,235	\$6,535	\$16,770	0.15	0.15	#REF!	\$44,155	\$1.01	66940	5424/0759
\$164,848	\$11,781	\$13,629	0.12	0.12	#REF!	\$98,175	\$2.25	66940	5402/0053
\$281,149	\$57,906	\$59,055	0.40	0.40	#REF!	\$144,404	\$3.32	66940	5443/0454
\$556,232	\$76,222	\$89,454	0.67	0.67					
Average			0.67	0.67	Average				
per Net Acre=>			113,934.23		per SqFt=>		\$2.62		

Class

201

201

201
