

4110 HOPKINS CITY ECF For 2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. S _e	Cur. Appraisal	Land + Yard
44-019-018-00	317 SELBY STR	07/02/21	\$245,000	WD	03-ARM'S LENC	\$245,000	\$89,200	36.41	\$202,171	\$63,968
44-029-005-00	338 E MAIN ST	11/16/20	\$205,000	WD	03-ARM'S LENC	\$205,000	\$93,300	45.51	\$207,436	\$40,192
44-100-003-00	485 E MAIN ST	09/14/20	\$46,500	WD	03-ARM'S LENC	\$46,500	\$24,100	51.83	\$63,851	\$41,324
44-201-007-00	349 E MAIN ST	03/12/21	\$193,500	WD	03-ARM'S LENC	\$193,500	\$67,900	35.09	\$154,021	\$37,982
44-301-006-00	219 CHERRY ST	10/09/20	\$165,000	WD	03-ARM'S LENC	\$165,000	\$68,400	41.45	\$147,595	\$26,400
44-301-015-00	220 W W. MAIL	12/08/20	\$204,500	WD	03-ARM'S LENC	\$204,500	\$94,600	46.26	\$203,947	\$30,521
44-303-001-00	204 W OAK ST	05/22/20	\$160,000	WD	03-ARM'S LENC	\$160,000	\$85,300	53.31	\$183,870	\$26,400
44-303-007-00	211 ELM STREE	12/22/20	\$174,000	WD	03-ARM'S LENC	\$174,000	\$54,500	31.32	\$126,484	\$26,400
44-320-026-00	222 BAKER STR	05/13/21	\$190,000	WD	03-ARM'S LENC	\$190,000	\$70,100	36.89	\$151,873	\$30,559
44-330-025-00	215 GRANT ST	09/15/20	\$150,000	WD	03-ARM'S LENC	\$150,000	\$50,600	33.73	\$114,330	\$26,400
44-400-001-00	302 W W. MAIL	05/19/21	\$215,000	WD	03-ARM'S LENC	\$215,000	\$74,300	34.56	\$161,708	\$41,087
44-400-022-00	209 SELBY	07/02/21	\$200,500	WD	03-ARM'S LENC	\$200,500	\$98,100	48.93	\$213,414	\$50,010
44-450-004-00	335 GRANT ST	06/04/21	\$320,000	WD	03-ARM'S LENC	\$320,000	\$131,200	41.00	\$284,010	\$44,568
44-600-004-50	76 WATER STR	09/14/20	\$115,900	WD	03-ARM'S LENC	\$115,900	\$38,000	32.79	\$92,803	\$17,024
44-700-029-00	130 S MAPLE S	12/11/20	\$173,000	WD	03-ARM'S LENC	\$173,000	\$81,100	46.88	\$177,428	\$37,726
Totals:			\$2,757,900			\$2,757,900	\$1,120,700		\$2,484,941	
								Sale. Ratio =>	40.64	
								Std. Dev. =>	7.28	

2022 Hopkins City- Village ECF for 2022 1.021
 2023 Hopkins City -Village ECF for 2023 1.146

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	v. by Mean	Bldg St	Land Value	pr. by	Parcels in	Salisbury	(Bldg D)
\$181,032	\$135,360	1.337	1,176	\$153.94	4110	19.1067	1.25 ST	\$52,000	No		401	83
\$164,808	\$163,804	1.006	1,400	\$117.72	4110	14.0212	1 STOR	\$40,192	No		401	75
\$5,176	\$22,064	0.235	980	\$5.28	4110	91.1747	1 STOR	\$36,163	No		401	36
\$155,518	\$113,652	1.368	1,293	\$120.28	4110	22.2026	1.25 ST	\$37,982	No		401	66
\$138,600	\$118,702	1.168	1,928	\$71.89	4110	2.1287	1.5 STC	\$26,400	No		401	53
\$173,979	\$169,859	1.024	1,888	\$92.15	4110	12.2085	1.75 ST	\$30,521	No		401	73
\$133,600	\$154,231	0.866	1,582	\$84.45	4110	28.0108	1 STOR	\$26,400	No		401	73
\$147,600	\$98,025	1.506	1,005	\$146.87	4110	35.9391	1.25 ST	\$26,400	No		401	54
\$159,441	\$118,819	1.342	1,586	\$100.53	4110	19.5543	1.25 ST	\$26,400	No		401	67
\$123,600	\$86,121	1.435	906	\$136.42	4110	28.8842	1 STOR	\$26,400	No		401	71
\$173,913	\$118,140	1.472	1,970	\$88.28	4110	32.5751	1.5 STC	\$36,796	No		401	53
\$150,490	\$160,043	0.940	1,692	\$88.94	4110	20.6031	1.25 ST	\$41,017	No		401	77
\$275,432	\$234,517	1.174	1,700	\$162.02	4110	2.8124	1 STOR	\$42,165	No		401	82
\$98,876	\$74,220	1.332	1,440	\$68.66	4110	18.5854	1 STOR	\$16,491	No		401	50
\$135,274	\$136,829	0.989	1,748	\$77.39	4110	15.7702	1.5 STC	\$35,034	No		401	64
\$2,217,339	\$1,904,388			\$100.99		1.7991						
	E.C.F. =>	1.164		Std. Deviat	0.32625							
	Ave. E.C.F. =>	1.146		Ave. Varian	24.2385	Coefficient	21.1					

