

Hopkins City / Village ECF Sales Study used for 2024 Roll  
 Hopkins City / Village 4110

Parcel Number	Street Address	Sale Date	Sale Price	Inst. Arms of Sale	Adj. Sale \$	Asd. when Sold/Adj. S	Sur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
44-019-018-00	317 SELBY ST	07/02/21	\$245,000	WD 03-ARM'S I	\$245,000	\$89,200	36.41	\$202,171	\$63,968	\$181,032	\$135,360	1.337	1,176	\$153.94	4110	14.2849	1.25 STORY
44-029-005-00	338 E MAIN ST	11/16/20	\$205,000	WD 03-ARM'S I	\$205,000	\$93,300	45.51	\$207,436	\$40,192	\$164,808	\$163,804	1.006	1,400	\$117.72	4110	18.8429	1 STORY
44-100-003-00	485 E MAIN ST	09/14/20	\$46,500	WD 03-ARM'S I	\$46,500	\$24,100	51.83	\$63,851	\$41,324	\$5,176	\$22,064	0.235	980	\$5.28	4110	95.9964	1 STORY
44-201-007-00	349 E MAIN ST	03/12/21	\$193,500	WD 03-ARM'S I	\$193,500	\$67,900	35.09	\$154,021	\$37,982	\$155,518	\$113,652	1.368	1,293	\$120.28	4110	17.3809	1.25 STORY
44-301-006-00	219 CHERRY ST	10/09/20	\$165,000	WD 03-ARM'S I	\$165,000	\$68,400	41.45	\$147,595	\$26,400	\$138,600	\$118,702	1.168	1,928	\$71.89	4110	2.6930	1.5 STORY
44-301-015-00	220 W W. MAIN ST	12/08/20	\$204,500	WD 03-ARM'S I	\$204,500	\$94,600	46.26	\$203,947	\$30,521	\$173,979	\$169,859	1.024	1,888	\$92.15	4110	17.0302	1.75 STORY
44-303-001-00	204 W OAK	05/22/20	\$160,000	WD 03-ARM'S I	\$160,000	\$85,300	53.31	\$183,870	\$26,400	\$133,600	\$154,231	0.866	1,582	\$84.45	4110	32.8325	1 STORY
44-304-005-00	126 OAK ST	05/27/21	\$185,500	WD 03-ARM'S I	\$185,500	\$62,200	33.53	\$134,839	\$26,400	\$159,100	\$106,209	1.498	1,932	\$82.35	4110	30.3437	1.75 STORY
44-320-010-00	432 N MAPLE	05/18/22	\$189,000	WD 03-ARM'S I	\$189,000	\$69,500	36.77	\$137,216	\$26,400	\$162,600	\$108,537	1.498	1,301	\$124.98	4110	30.3553	1.25 STORY
44-320-026-00	222 BAKER ST	05/13/21	\$190,000	WD 03-ARM'S I	\$190,000	\$70,100	36.89	\$151,873	\$30,559	\$159,441	\$118,819	1.342	1,586	\$100.53	4110	14.7326	1.25 STORY
44-330-025-00	215 GRANT ST	09/15/20	\$150,000	WD 03-ARM'S I	\$150,000	\$50,600	33.73	\$114,330	\$26,400	\$123,600	\$86,121	1.435	906	\$136.42	4110	24.0625	1 STORY
44-400-001-00	302 W MAIN	05/19/21	\$215,000	WD 03-ARM'S I	\$215,000	\$74,300	34.56	\$161,708	\$41,087	\$173,913	\$118,140	1.472	1,970	\$88.28	4110	27.7534	1.5 STORY
44-400-022-00	209 SELBY ST	07/02/21	\$200,500	WD 03-ARM'S I	\$200,500	\$98,100	48.93	\$213,414	\$50,010	\$150,490	\$160,043	0.940	1,692	\$88.94	4110	25.4248	1.25 STORY
44-400-047-00	320 BAKER	04/05/21	\$205,000	WD 19-MULTI I	\$205,000	\$60,100	29.32	\$149,336	\$54,772	\$150,228	\$92,619	1.622	816	\$184.10	4110	42.7442	1 STORY
44-450-004-00	335 GRANT STREET	06/04/21	\$320,000	WD 03-ARM'S I	\$320,000	\$131,200	41.00	\$284,010	\$44,568	\$275,432	\$234,517	1.174	1,700	\$162.02	4110	2.0093	1 STORY
44-600-004-50	76 WATER ST	09/14/20	\$115,900	WD 03-ARM'S I	\$115,900	\$38,000	32.79	\$92,803	\$17,024	\$98,876	\$74,220	1.332	1,440	\$68.66	4110	13.7637	1 STORY
44-700-029-00	130 S MAPLE ST	12/11/20	\$173,000	WD 03-ARM'S I	\$173,000	\$81,100	46.88	\$177,428	\$37,726	\$135,274	\$136,829	0.989	1,748	\$77.39	4110	20.5919	1.5 STORY
<b>Totals:</b>			<b>\$3,163,400</b>		<b>\$3,163,400</b>	<b>\$1,258,000</b>		<b>\$2,779,848</b>		<b>\$2,541,667</b>	<b>\$2,113,727</b>		<b>\$103.49</b>		<b>0.7900</b>		
							<b>Sale. Ratio =&gt;</b>	<b>39.77</b>				<b>E.C.F. =&gt;</b>	<b>1.202</b>	<b>Std. Deviation= 0.33496</b>			
							<b>Std. Dev. =&gt;</b>	<b>7.29</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.195</b>	<b>Ave. Variance=</b>	<b>25.3437</b>	<b>Coefficient of</b>	<b>21.215945</b>

Used for 2022            1.021  
 Used for 2023           1.146  
 Used for 2024           1.195

**Land Value pr. by lher Parcels in Saerty Cling D**

\$52,000	No		401	83
\$40,192	No		401	75
\$36,163	No		401	36
\$37,982	No		401	66
\$26,400	No		401	53
\$30,521	No		401	73
\$26,400	No		401	73
\$26,400	No		401	47
\$26,400	No		401	63
\$26,400	No		401	67
\$26,400	No		401	71
\$36,796	No		401	53
\$41,017	No		401	77
\$42,900	No	44-400-047-50	401	67
\$42,165	No		401	82
\$16,491	No		401	50
\$35,034	No		401	64

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