

Village of Marcellus ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
14-051-502-005-00	140 E NORTH ST	10/04/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$96,144
14-051-502-009-50	105 E READ ST	07/14/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$137,512
14-051-512-007-00	238 E NORTH ST	05/27/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$93,347
14-051-512-011-00	203 E READ ST	06/03/21	\$114,500	WD	03-ARM'S LENGTH	\$114,500	\$123,181
14-051-521-015-00	383 E MAIN ST	08/22/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$71,099
14-051-521-016-00	393 E MAIN ST	10/07/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$83,003
14-051-541-013-00	229 E DIBBLE	06/17/22	\$135,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$135,000	\$158,915
14-051-542-018-00	279 E ARBOR	03/23/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$92,559
14-051-551-003-00	368 E MAIN ST	08/06/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$110,943
14-051-552-011-00	333 E ARBOR	06/07/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$112,791
14-051-552-013-00	363 E ARBOR ST	10/22/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$213,038
14-051-561-013-00	140 W MAIN ST	05/23/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$96,703
14-051-562-012-00	158 W READ ST	01/24/22	\$159,000	OTH	03-ARM'S LENGTH	\$159,000	\$166,951
14-051-562-015-00	120 W READ ST	07/02/21	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$225,382
14-051-572-007-00	181 W DIBBLE ST	01/21/22	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$131,162
14-051-572-014-01	128 W ARBOR	03/07/23	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$84,878
14-051-615-019-00	242 N DAVIS ST	07/06/22	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$147,365
14-051-615-020-00	N DAVIS	06/10/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$20,894
14-051-622-006-00	442 CENTRE ST S	05/06/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$198,294
14-051-622-007-00	500 CENTRE ST S	01/19/23	\$195,000	WD	03-ARM'S LENGTH	\$193,000	\$267,933
14-051-622-031-00	315 S WORDEN ST	05/26/22	\$207,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$207,000	\$154,504
14-051-640-009-00	219 E NORTH ST	07/05/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$115,679
14-051-640-034-00	243 E MONROE ST	11/26/21	\$145,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$145,000	\$197,006
14-051-640-035-00	203 E MONROE ST	03/29/22	\$172,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$172,500	\$241,439
14-051-660-006-00	269 W MAIN ST	07/07/22	\$141,500	WD	03-ARM'S LENGTH	\$141,500	\$106,981
14-051-660-007-00	279 W MAIN	08/27/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$99,394
14-051-660-011-50	298 W DIBBLE	04/21/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,603
14-051-660-024-00	245 W DIBBLE ST	06/28/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$104,538
14-051-660-039-10	222 S JONES ST	10/29/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$111,301
14-051-660-053-00	171 W ARBOR	04/25/22	\$74,900	OTH	03-ARM'S LENGTH	\$74,900	\$51,937
14-051-660-066-00	214 E ARBOR ST	06/30/21	\$110,000	OTH	03-ARM'S LENGTH	\$110,000	\$60,808
14-051-660-066-00	214 E ARBOR ST	12/02/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$60,808

14-051-660-075-00	155 E NORTH	06/20/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$83,453
14-051-660-076-00	143 E NORTH ST	12/05/22	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$131,666
14-051-660-087-00	192 W NORTH	02/17/22	\$134,700	WD	03-ARM'S LENGTH	\$134,700	\$78,127
14-051-680-026-00	276 E WOODLAND ST	10/05/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$121,500
14-051-680-048-00	114 E ELM ST	04/27/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$66,749
14-051-700-021-01	165 W MONROE ST	11/10/22	\$207,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$207,000	\$144,413
14-051-720-020-00	327 E MONROE ST	12/28/21	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$135,387
14-051-720-022-00	355 E MONROE	07/30/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$80,900
14-051-720-036-00	474 N MAPLE ST	12/14/21	\$142,528	WD	03-ARM'S LENGTH	\$142,528	\$99,284
14-051-720-036-00	474 N MAPLE ST	12/04/21	\$142,528	WD	19-MULTI PARCEL ARM'S LENGTH	\$142,528	\$86,348
14-051-740-003-00	466 E MAIN ST	09/23/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$129,503
14-051-740-035-01	470 E ARBOR	03/31/23	\$125,390	MLC	03-ARM'S LENGTH	\$125,390	\$104,488
14-051-740-041-00	394 E ARBOR ST	08/04/23	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$93,248
14-051-740-047-00	E ARBOR	08/25/23	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$102,939
14-051-740-048-00	S MAPLE ST	08/06/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$109,877
Totals:			\$6,669,346			\$6,667,346	\$5,573,974

Final Conclusion .8777

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$6,468	\$148,532	\$124,033	1.198	
\$6,468	\$88,532	\$181,250	0.488	
\$6,668	\$63,332	\$119,888	0.528	
\$6,468	\$108,032	\$161,429	0.669	
\$6,468	\$113,532	\$89,393	1.270	
\$6,468	\$108,532	\$105,858	1.025	
\$7,177	\$127,823	\$209,873	0.609	14-051-541-014-01
\$7,141	\$162,859	\$118,144	1.378	
\$7,112	\$122,888	\$143,611	0.856	
\$6,468	\$118,532	\$147,058	0.806	
\$24,502	\$150,498	\$260,769	0.577	
\$3,234	\$146,666	\$129,279	1.134	
\$8,467	\$150,533	\$219,203	0.687	
\$9,560	\$184,440	\$298,509	0.618	
\$11,967	\$142,033	\$164,862	0.862	
\$6,468	\$121,032	\$108,451	1.116	
\$9,858	\$144,642	\$190,189	0.761	
\$8,134	\$16,866	\$17,649	0.956	
\$6,468	\$180,532	\$265,320	0.680	
\$24,304	\$168,696	\$336,970	0.501	
\$2,943	\$204,057	\$209,628	0.973	14-051-622-027-00
\$6,468	\$153,532	\$151,053	1.016	
\$8,856	\$136,144	\$260,235	0.523	14-051-615-028-05
\$8,316	\$164,184	\$322,438	0.509	14-051-615-029-00
\$6,468	\$135,032	\$139,022	0.971	
\$6,468	\$138,532	\$128,528	1.078	
\$6,468	\$133,532	\$87,324	1.529	
\$13,136	\$76,864	\$126,420	0.608	
\$6,468	\$125,532	\$144,997	0.866	
\$6,568	\$68,332	\$62,751	1.089	
\$6,468	\$103,532	\$75,159	1.378	
\$6,468	\$125,532	\$75,159	1.670	

\$7,646	\$159,354	\$104,851	1.520	
\$34,568	\$138,432	\$134,299	1.031	
\$6,468	\$128,232	\$99,113	1.294	
\$11,494	\$133,506	\$152,152	0.877	
\$8,237	\$41,763	\$80,929	0.516	
\$5,894	\$201,106	\$191,589	1.050	14-051-700-020-00
\$16,244	\$156,756	\$164,790	0.951	
\$6,568	\$158,432	\$102,811	1.541	
\$12,936	\$129,592	\$119,430	1.085	
\$0	\$142,528	\$119,430	1.193	14-051-615-016-00
\$6,468	\$183,432	\$170,173	1.078	
\$6,668	\$118,722	\$135,297	0.877	
\$6,468	\$135,532	\$120,028	1.129	
\$16,165	\$190,835	\$120,019	1.590	14-051-740-045-00
\$13,465	\$91,535	\$133,350	0.686	
	\$6,243,094	\$7,122,714		
		E.C.F. =>	0.877	
		Ave. E.C.F. =>	0.965	