

2022 Manchester Village ECF Determinations

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
PM-16-02-472-002	3/16/2021	\$182,500	\$64,650	\$16,532	\$165,968	\$131,917	1.258	1,431
PM-16-02-290-013	3/12/2021	\$125,000	\$66,400	\$37,811	\$87,189	\$89,883	0.970	1,008
PM-16-02-404-010	2/17/2021	\$142,500	\$61,250	\$26,635	\$115,865	\$93,129	1.244	1,192
PM-16-01-367-007	2/17/2021	\$249,900	\$75,100	\$29,243	\$220,657	\$168,702	1.308	1,526
PM-16-01-365-007	11/24/2020	\$140,000	\$73,200	\$27,157	\$112,843	\$106,712	1.057	1,888
PM-16-02-468-003	11/2/2020	\$199,900	\$82,500	\$51,876	\$148,024	\$116,170	1.274	1,923
PM-16-02-369-003	10/30/2020	\$198,500	\$88,800	\$44,441	\$154,059	\$127,243	1.211	1,468
PM-16-11-203-011	10/29/2020	\$156,000	\$60,750	\$20,624	\$135,376	\$92,316	1.466	1,320
PM-16-02-404-004	10/2/2020	\$214,900	\$99,750	\$34,930	\$179,970	\$144,203	1.248	1,785
PM-16-02-410-001	9/11/2020	\$185,000	\$67,300	\$50,195	\$134,805	\$90,396	1.491	1,155
PM-16-11-204-007	7/17/2020	\$167,000	\$68,100	\$22,863	\$144,137	\$102,025	1.413	960
PM-16-01-368-003	7/15/2020	\$151,000	\$61,950	\$52,916	\$98,084	\$81,633	1.202	1,232
PM-16-02-484-010	3/27/2020	\$194,000	\$67,850	\$23,406	\$170,594	\$111,683	1.527	1,470
PM-16-02-464-010	3/13/2020	\$110,000	\$50,750	\$26,147	\$83,853	\$115,007	0.729	1,997
PM-16-02-492-002	1/24/2020	\$230,000	\$94,950	\$34,038	\$195,962	\$168,122	1.166	2,030
PM-16-02-424-003	12/23/2019	\$80,000	\$42,900	\$23,029	\$56,971	\$69,002	0.826	1,320
PM-16-02-480-005	12/23/2019	\$181,000	\$77,950	\$27,964	\$153,036	\$128,901	1.187	1,541
PM-16-02-482-003	11/14/2019	\$80,000	\$40,650	\$23,508	\$56,492	\$65,566	0.862	1,078
PM-16-02-464-009	10/18/2019	\$97,500	\$44,950	\$16,314	\$81,186	\$75,938	1.069	996
PM-16-01-335-002	10/2/2019	\$142,500	\$57,650	\$28,369	\$114,131	\$92,336	1.236	912
PM-16-02-482-008	9/20/2019	\$130,000	\$51,200	\$28,310	\$101,690	\$82,283	1.236	1,260
PM-16-02-391-020	8/21/2019	\$119,000	\$50,200	\$23,518	\$95,482	\$80,980	1.179	1,088
PM-16-02-379-007	7/26/2019	\$199,900	\$81,750	\$35,940	\$163,960	\$134,044	1.223	1,961
PM-16-02-391-027	7/26/2019	\$179,900	\$66,650	\$17,850	\$162,050	\$112,660	1.438	1,318
PM-16-02-406-008	7/25/2019	\$155,000	\$64,350	\$26,082	\$128,918	\$103,222	1.249	1,402
PM-16-02-352-003	7/19/2019	\$159,900	\$79,450	\$24,666	\$135,234	\$132,347	1.022	1,259
PM-16-02-399-005	6/24/2019	\$272,000	\$91,250	\$30,569	\$241,431	\$194,323	1.242	2,105
PM-16-02-305-013	5/30/2019	\$224,900	\$85,450	\$36,843	\$188,057	\$163,852	1.148	2,504
PM-16-02-265-022	5/3/2019	\$129,900	\$58,100	\$40,004	\$89,896	\$91,419	0.983	1,401
Totals:		\$4,797,700	\$1,975,800		\$3,915,920	\$3,266,013		
		Sale. Ratio =>	41.182		12226 E.C.F. =>	1.190		
PM-16-01-367-002	10/14/2020	\$195,000	\$128,850	\$34,083	\$160,917	\$241,263	0.667	2,806
PM-16-02-379-008	7/8/2019	\$219,900	\$120,650	\$48,497	\$171,403	\$248,953	0.688	2,466
PM-16-01-315-011	1/17/2020	\$308,000	\$144,700	\$102,303	\$205,697	\$279,771	0.735	2,510
PM-16-01-372-007	11/20/2019	\$195,000	\$91,750	\$58,851	\$136,149	\$180,725	0.753	1,670
PM-16-01-368-004	6/13/2019	\$159,900	\$84,450	\$27,396	\$132,504	\$175,002	0.757	2,160
PM-16-11-226-010	12/3/2020	\$160,000	\$89,450	\$32,603	\$127,397	\$160,588	0.793	1,318
PM-16-02-406-010	11/20/2020	\$184,000	\$103,750	\$27,179	\$156,821	\$189,395	0.828	2,211
PM-16-11-226-011	9/21/2020	\$217,000	\$105,100	\$69,242	\$147,758	\$172,105	0.859	1,824
PM-16-01-371-006	4/8/2019	\$189,900	\$87,750	\$24,454	\$165,446	\$185,182	0.893	2,160
PM-16-02-406-009	12/23/2019	\$163,000	\$72,400	\$26,172	\$136,828	\$149,465	0.915	1,776
PM-16-02-404-012	3/15/2021	\$160,000	\$75,100	\$40,666	\$119,334	\$126,766	0.941	1,250
PM-16-02-265-039	9/3/2020	\$220,000	\$105,450	\$42,073	\$177,927	\$186,359	0.955	1,416
PM-16-02-468-004	3/20/2020	\$174,000	\$73,050	\$28,028	\$145,972	\$150,398	0.971	1,430
PM-16-01-371-006	4/30/2020	\$207,000	\$100,500	\$24,454	\$182,546	\$185,182	0.986	2,160
PM-16-02-468-011	6/24/2020	\$229,000	\$103,900	\$49,650	\$179,350	\$181,742	0.987	1,558
PM-16-02-363-010	4/18/2019	\$265,000	\$94,550	\$81,543	\$183,457	\$174,656	1.050	2,228
PM-16-01-365-012	11/5/2020	\$187,000	\$81,450	\$37,474	\$149,526	\$141,809	1.054	1,415
PM-16-11-204-006	7/10/2020	\$178,000	\$73,750	\$36,350	\$141,650	\$133,671	1.060	936
PM-16-01-335-004	11/10/2020	\$190,000	\$80,650	\$26,777	\$163,223	\$148,575	1.099	1,026
PM-16-01-366-013	7/26/2019	\$142,000	\$50,850	\$24,143	\$117,857	\$104,710	1.126	1,010

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PM-16-11-203-002	8/3/2020	\$182,000	\$78,600	\$27,658	\$154,342	\$134,902	1.144	1,232
PM-16-01-372-004	8/29/2019	\$163,000	\$55,350	\$35,009	\$127,991	\$107,934	1.186	1,332
PM-16-11-101-013	12/17/2020	\$189,000	\$69,150	\$53,522	\$135,478	\$109,751	1.234	1,584
Totals:		\$4,477,700	\$2,071,200		\$3,519,573	\$3,868,907		
		Sale. Ratio =>	46.256		12230	E.C.F. =>	0.910	
PM-16-01-250-003	6/13/2019	\$380,207	\$220,900	\$64,920	\$315,287	\$408,783	0.771	3,279
PM-16-11-204-003	12/10/2019	\$189,000	\$88,550	\$32,625	\$156,375	\$173,874	0.899	1,406
PM-16-11-100-045	8/14/2020	\$350,000	\$176,500	\$55,625	\$294,375	\$315,370	0.933	2,032
PM-16-01-335-006	6/6/2019	\$180,900	\$80,800	\$26,904	\$153,996	\$161,171	0.955	1,120
PM-16-02-330-015	12/15/2020	\$282,000	\$137,300	\$39,074	\$242,926	\$247,316	0.982	1,623
PM-16-01-305-009	6/30/2020	\$555,000	\$273,950	\$121,936	\$433,064	\$425,268	1.018	4,769
PM-16-01-315-009	12/21/2020	\$280,000	\$127,400	\$44,288	\$235,712	\$227,652	1.035	1,456
PM-16-01-350-008	9/18/2020	\$225,000	\$96,650	\$57,433	\$167,567	\$158,766	1.055	1,192
PM-16-02-482-004	9/22/2020	\$195,000	\$85,150	\$25,891	\$169,109	\$153,796	1.100	1,312
Totals:		\$2,637,107	\$1,287,200		\$2,168,411	\$2,271,996		
		Sale. Ratio =>	48.811		12231	E.C.F. =>	0.990	
PM-16-02-180-003	8/25/2020	\$235,000	\$123,900	\$39,532	\$195,468	\$245,614	0.796	2,107
PM-16-02-180-029	12/11/2019	\$233,000	\$105,450	\$37,400	\$195,600	\$214,956	0.910	1,736
PM-16-10-110-044	12/27/2019	\$232,000	\$16,000	\$23,300	\$208,700	\$229,056	0.911	1,408
PM-16-02-180-031	12/30/2019	\$235,000	\$104,450	\$42,489	\$192,511	\$210,647	0.914	1,422
PM-16-02-180-018	8/19/2020	\$243,000	\$113,250	\$37,400	\$205,600	\$224,074	0.918	1,852
PM-16-10-110-003	12/14/2020	\$204,900	\$101,700	\$23,765	\$181,135	\$196,534	0.922	1,344
PM-16-10-110-026	11/1/2019	\$223,500	\$102,700	\$23,300	\$200,200	\$208,126	0.962	1,433
PM-16-02-180-038	3/3/2021	\$247,000	\$105,450	\$37,400	\$209,600	\$205,865	1.018	1,544
PM-16-02-180-006	1/21/2021	\$244,000	\$96,000	\$37,400	\$206,600	\$183,526	1.126	1,695
Totals:		\$2,097,400	\$868,900		\$1,795,414	\$1,918,397		
		Sale. Ratio =>	41.427		11245	E.C.F. =>	0.936	
PM-16-02-321-005	12/3/2020	\$120,000	\$61,700	\$15,135	\$104,865	\$122,507	0.856	1,326
PM-16-01-375-014	2/2/2021	\$250,000	\$121,450	\$19,644	\$230,356	\$261,804	0.880	1,332
PM-16-01-375-012	4/1/2019	\$239,500	\$130,400	\$20,713	\$218,787	\$247,966	0.882	2,339
PM-16-01-375-021	6/12/2020	\$250,000	\$115,600	\$18,900	\$231,100	\$252,483	0.915	1,332
PM-16-02-185-006	2/4/2020	\$187,900	\$78,500	\$16,100	\$171,800	\$187,268	0.917	1,374
PM-16-02-185-007	2/14/2020	\$191,811	\$77,650	\$16,100	\$175,711	\$185,119	0.949	1,374
PM-16-02-185-024	3/13/2020	\$199,000	\$80,100	\$16,100	\$182,900	\$191,496	0.955	1,374
PM-16-01-375-003	11/16/2020	\$265,000	\$112,450	\$20,270	\$244,730	\$243,520	1.005	1,332
PM-16-02-185-010	10/21/2019	\$229,900	\$85,000	\$16,100	\$213,800	\$211,881	1.009	1,374
Totals:		\$1,933,111	\$862,850		\$1,774,049	\$1,904,045		
		Sale. Ratio =>	44.635		12246	E.C.F. =>	0.932	
PM-16-01-360-049	1/6/2021	\$122,500	\$46,050	\$7,200	\$115,300	\$115,803	0.996	1,134
PM-16-01-360-055	5/29/2020	\$112,000	\$44,800	\$7,200	\$104,800	\$112,552	0.931	1,091
Totals:		\$234,500	\$90,850		\$220,100	\$228,355		
		Sale. Ratio =>	38.742		12248 LL	E.C.F. =>	0.964	
LL ECF = 1.04 with 10% adjustment from UL								
PM-16-01-360-035	6/29/2020	\$125,000	\$48,650	\$7,511	\$117,489	\$115,803	1.015	1,134
PM-16-01-360-050	5/30/2019	\$108,000	\$33,300	\$6,913	\$101,087	\$98,372	1.028	1,134
PM-16-01-360-037	10/16/2020	\$127,000	\$48,650	\$7,511	\$119,489	\$115,803	1.032	1,134

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PM-16-01-360-025	9/25/2020	\$118,500	\$44,550	\$7,511	\$110,989	\$105,534	1.052	1,066
PM-16-01-360-027	7/31/2020	\$130,000	\$48,650	\$7,511	\$122,489	\$115,803	1.058	1,134
PM-16-01-360-053	4/24/2020	\$119,600	\$40,550	\$6,913	\$112,687	\$99,647	1.131	1,066
Totals:		\$728,100	\$264,350		\$684,230	\$650,963		
		Sale. Ratio =>	36.307		12248 ML			
					ML ECF =1.04 with 5% adjustment from UL			
PM-16-01-360-057	5/15/2019	\$106,000	\$35,750	\$6,913	\$99,087	\$100,668	0.984	1,151
PM-16-01-360-044	8/6/2019	\$104,000	\$34,100	\$6,913	\$97,087	\$95,667	1.015	1,082
PM-16-01-360-024	7/29/2020	\$119,000	\$41,050	\$6,913	\$112,087	\$95,667	1.172	1,082
Totals:		\$223,000	\$75,150		\$209,174	\$191,335		
		Sale. Ratio =>	33.700		12248 UL	E.C.F. =>	1.040	
PM-16-02-468-006	7/22/2020	\$180,000	\$92,850	\$35,173	\$144,827	\$184,517	0.785	2,608
PM-16-01-395-011	2/25/2020	\$260,000	\$123,600	\$50,850	\$209,150	\$255,684	0.818	3,072
PM-16-02-462-011	8/6/2020	\$159,400	\$59,650	\$30,147	\$129,253	\$138,658	0.932	2,074
PM-16-02-396-009	2/5/2021	\$167,000	\$82,750	\$24,259	\$142,741	\$168,415	0.848	2,484
Totals:		\$766,400	\$358,850		\$625,971	\$747,274		
		Sale. Ratio =>	46.823		12251 Duplex	E.C.F. =>	0.838	
PM-16-11-202-006	2/21/2020	\$182,000	\$104,550	\$55,765	\$126,235	\$201,784	0.626	2,286
PM-16-02-424-018	12/19/2019	\$130,000	\$91,650	\$27,438	\$102,562	\$155,113	0.661	2,234
Totals:		\$312,000	\$196,200		\$228,797	\$356,896		
		Sale. Ratio =>	62.885		12251	E.C.F. =>	Res=0.606 Duplex	
PM-16-11-101-004	4/9/2019	\$230,000	\$118,300	\$102,459	\$127,541	\$179,010	0.712	1,464
PM-16-02-494-001	8/23/2019	\$365,000	\$160,650	\$88,459	\$276,541	\$290,113	0.953	2,608
PM-16-01-390-017	8/14/2020	\$250,000	\$123,600	\$122,855	\$127,145	\$133,009	0.956	1,766
PM-16-02-428-002	12/12/2019	\$225,000	\$95,300	\$71,538	\$153,462	\$132,598	1.157	2,078
Totals:		\$1,070,000	\$497,850		\$684,689	\$734,731		
		Sale. Ratio =>	46.528		12400	E.C.F. =>	0.935	