



# City of Caro Indian\_Colonial\_Williamsburg 2025 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	
050-500-200-1800-00	458 MEADOW	12/19/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$90,200	48.76	\$190,987	\$10,957	\$174,043	\$207,647	0.838	1,835	\$94.85	40IH	3.6454	1 STORY		\$8,419	No	//		CARO TOWN	401	
050-500-200-3000-00	628 MEADOW	09/22/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$74,300	46.44	\$150,786	\$16,973	\$143,027	\$157,427	0.909	1,270	\$112.62	40IH	3.3907	1 STORY		\$5,203	No	//		CARO TOWN	401	
050-500-400-2800-00	1675 PARKWAY	08/30/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$66,300	40.18	\$165,909	\$22,577	\$142,423	\$165,320	0.862	1,215	\$117.22	40IH	1.3120	1 STORY		\$5,005	No	//		CARO TOWN	401	
050-500-400-3200-00	1635 PARKWAY	03/08/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$75,400	45.70	\$169,914	\$18,003	\$146,997	\$175,215	0.839	2,022	\$72.70	40IH	3.5667	TRI-LEVEL		\$6,009	No	//		CARO TOWN	401	
050-500-762-2000-00	862 WESTCHESTER	03/29/24	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$118,100	47.26	\$251,754	\$30,526	\$219,374	\$255,169	0.860	1,654	\$132.63	40IH	1.4887	1 STORY		\$6,390	No	//		CARO TOWN	401	
050-500-762-2200-00	642 WESTCHESTER	11/13/23	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$71,900	45.74	\$152,610	\$10,911	\$146,069	\$163,436	0.894	1,256	\$116.30	40IH	1.9117	1 STORY		\$4,678	No	//		CARO TOWN	401	
050-500-763-3700-00	615 ARLINGTON	02/07/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$103,200	54.32	\$201,660	\$6,783	\$183,217	\$224,772	0.815	1,850	\$99.04	40IH	5.9496	1 STORY		\$5,049	No	//		CARO TOWN	401	
050-500-763-3800-00	599 ARLINGTON	11/29/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,600	39.78	\$179,512	\$11,721	\$168,279	\$193,531	0.870	1,547	\$108.78	40IH	0.5100	1 STORY		\$5,256	No	//		CARO TOWN	401	
050-500-764-5400-00	751 WILLIAMSBURG	05/03/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$69,800	34.90	\$176,534	\$6,030	\$193,970	\$196,660	0.986	1,540	\$125.95	40IH	11.1701	1.25 STORY		\$5,049	No	//		CARO TOWN	401	
<b>Totals:</b>			<b>\$1,661,900</b>			<b>\$1,651,880</b>	<b>\$740,700</b>		<b>\$1,639,666</b>		<b>\$1,517,399</b>	<b>\$1,739,171</b>			<b>\$108.90</b>											
							<b>Sale. Ratio =&gt;</b>	<b>44.84</b>			<b>E.C.F. =&gt;</b>	<b>0.872</b>			<b>Std. Deviation=&gt;</b>	<b>0.0506865</b>			<b>Ave. Variance=&gt;</b>	<b>3.6606</b>			<b>Coefficient of Var=&gt;</b>	<b>4.18530632</b>		
							<b>Std. Dev. =&gt;</b>	<b>5.71</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.875</b>			<b>Ave. Variance=&gt;</b>	<b>3.6606</b>			<b>Coefficient of Var=&gt;</b>	<b>4.18530632</b>						

# City of Caro Outskirts 2025 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class		
050-004-100-0100-01	1757 W GILFORD	08/19/22	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$48,700	35.68	\$122,580	\$16,350	\$120,150	\$135,153	0.889	1,142	\$105.21	COCO	7.1213	1.25 STORY		\$15,583	No	//		CARO ACREAGE	401		
050-034-000-0200-00	500 W GILFORD	01/13/24	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$41,000	33.88	\$110,299	\$5,496	\$115,504	\$143,515	0.805	1,566	\$73.76	COCO	1.2961	1.5 STORY		\$3,858	No	//		CARO ACREAGE	401		
050-034-000-3800-00	206 W GILFORD	03/24/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,400	40.29	\$134,510	\$23,524	\$118,476	\$141,204	0.825	2,052	\$56.76	COCO	0.7099	2 STORY		\$18,785	No	//		CARO ACREAGE	401		
050-035-000-1500-00	1050 CLEAVER	10/24/23	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$63,900	35.70	\$177,542	\$54,474	\$124,526	\$156,575	0.795	1,974	\$63.08	COCO	2.2469	1 STORY		\$47,160	No	//		COMMERCIAL PROPS	401		
050-500-201-1900-00	616 W GILFORD	04/01/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$93,800	53.60	\$177,113	\$27,505	\$147,495	\$190,341	0.775	3,342	\$44.13	COCO	4.2882	2 STORY		\$12,000	No	//		CARO ACREAGE	401		
<b>Totals:</b>			<b>\$751,500</b>			<b>\$751,500</b>	<b>\$303,800</b>		<b>\$730,044</b>		<b>\$624,151</b>	<b>\$766,788</b>			<b>\$68.59</b>		<b>0.3799</b>										
								<b>Sale. Ratio =&gt;</b>	<b>40.43</b>					<b>E.C.F. =&gt;</b>	<b>0.814</b>			<b>Std. Deviation=&gt;</b>	<b>0.04388495</b>								
								<b>Std. Dev. =&gt;</b>	<b>8.05</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.818</b>			<b>Ave. Variance=&gt;</b>	<b>3.1325</b>			<b>Coefficient of Var=&gt;</b>	<b>3.830482228</b>				
<b>Outliers</b>																											
050-034-000-4400-00	68 W GILFORD	12/29/23	\$127,900	WD	03-ARM'S LENGTH	\$127,900	\$48,600	38.00	\$97,667	\$6,852	\$121,048	\$115,541	1.048	804	\$150.56	COCO	22.9884	1 STORY		\$2,809	No	//		CARO ACREAGE	401		
050-034-000-4300-00	74 W GILFORD	03/09/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$47,400	63.20	\$114,604	\$10,339	\$64,661	\$132,653	0.487	1,008	\$64.15	COCO	33.0335	1.5 STORY		\$3,827	No	//		CARO ACREAGE	401		
050-009-200-0400-01	1573 VAN GEISEN	09/06/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$98,800	41.17	\$200,413	\$27,184	\$212,816	\$220,393	0.966	2,064	\$103.11	COCO	14.7839	2 STORY		\$14,938	No	//		CARO ACREAGE	401		

# Caro Town 034 2025 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
050-003-100-0500-00	755 W SHERMAN	05/06/22	\$195,500	WD	03-ARM'S LENGTH	\$195,500	\$56,200	28.75	\$148,280	\$15,674	\$179,926	\$185,723	0.968	1,140	\$157.74	034	19.0056	BH-LEVEL		\$5,730	No	//		CARO TOWN	401
050-003-100-1200-00	809 W SHERMAN	06/02/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$56,300	33.12	\$144,067	\$9,911	\$170,989	\$189,322	0.851	1,422	\$113.28	034	7.2679	1 STORY		\$6,145	No	//		CARO TOWN	401
050-003-100-6000-00	625 ALLEN	12/21/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,300	40.24	\$109,869	\$7,913	\$117,067	\$142,796	0.820	1,200	\$97.57	034	4.1769	1 STORY		\$4,532	No	//		CARO TOWN	401
050-003-100-7500-00	816 W BURNSIDE	01/08/24	\$160,068	WD	03-ARM'S LENGTH	\$160,068	\$71,800	44.86	\$159,632	\$12,791	\$147,277	\$205,660	0.716	1,571	\$93.75	034	6.2074	1 STORY		\$5,869	No	//		CARO TOWN	401
050-003-100-7900-00	905 W BURNSIDE	03/20/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$50,100	38.57	\$109,284	\$8,666	\$121,234	\$140,922	0.860	1,388	\$87.34	034	8.2101	1 STORY		\$4,409	No	//		CARO TOWN	401
050-003-200-0100-00	320 W BUSH	08/05/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$80,400	43.46	\$265,709	\$16,346	\$168,654	\$265,214	0.836	2,328	\$72.45	034	14.2278	2 STORY		\$7,000	No	//		CARO TOWN	401
050-003-200-0110-00	303 W GILFORD	02/03/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$57,700	39.79	\$149,696	\$23,190	\$121,810	\$177,179	0.687	1,415	\$86.08	034	9.0698	1.75 STORY		\$9,159	No	//		CARO TOWN	401
050-003-200-5300-00	308 W BUSH	06/09/23	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$71,700	53.51	\$157,813	\$13,283	\$120,717	\$202,423	0.596	1,718	\$70.27	034	18.1833	2 STORY		\$6,158	No	//		CARO TOWN	401
050-003-300-2900-00	621 S HOOPER	06/28/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,300	38.58	\$120,238	\$20,156	\$99,844	\$140,171	0.712	3,000	\$33.28	034	6.5892	2 STORY		\$8,317	No	//		CARO TOWN	401
050-004-400-0300-00	193 S HOOPER	06/26/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$35,700	45.19	\$78,167	\$3,915	\$75,285	\$104,275	0.722	967	\$77.85	034	5.6205	1 STORY		\$1,430	No	//		CARO ACREAGE	401
050-004-400-0500-00	128 S HOOPER	12/21/22	\$139,000	WD	03-ARM'S LENGTH	\$132,050	\$46,700	35.37	\$120,934	\$12,738	\$119,312	\$151,535	0.787	1,349	\$88.44	034	0.9162	1 STORY		\$9,897	No	//		CARO ACREAGE	401
050-004-400-3000-00	1556 VAN GEISEN	06/30/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$45,300	31.24	\$115,089	\$8,800	\$136,200	\$148,964	0.915	1,140	\$119.47	034	13.6735	1 STORY		\$2,274	No	//		CARO ACREAGE	401
050-500-103-1200-00	305 N ALMER	06/13/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,100	38.04	\$240,384	\$15,436	\$234,564	\$315,053	0.745	3,160	\$74.23	034	3.3672	2 STORY		\$4,070	No	//		CARO TOWN	401
050-500-106-0400-00	210 PEARL	09/09/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$46,300	42.09	\$117,077	\$5,537	\$104,463	\$156,218	0.669	1,201	\$86.98	034	10.9496	1 STORY		\$4,089	No	//		CARO TOWN	401
050-500-106-0600-00	233 N ALMER	01/13/23	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$0	0.00	\$197,626	\$7,713	\$172,167	\$296,368	0.647	2,322	\$74.48	034	13.1524	1.75 STORY		\$4,070	No	//		CARO TOWN	401
050-500-115-0700-00	233 W GRANT	05/15/23	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$54,400	40.00	\$118,237	\$11,857	\$124,143	\$148,992	0.833	1,104	\$112.45	034	5.5028	1 STORY		\$4,070	No	//		CARO TOWN	401
050-500-115-0800-00	227 W GRANT	11/04/22	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$41,000	35.04	\$103,412	\$7,046	\$109,954	\$134,966	0.815	1,260	\$87.27	034	3.6483	1.5 STORY		\$4,070	No	//		CARO TOWN	401
050-500-221-0700-00	503 PEARL	04/25/22	\$136,990	WD	03-ARM'S LENGTH	\$136,990	\$52,200	38.10	\$131,817	\$12,216	\$124,774	\$167,508	0.745	1,380	\$90.42	034	3.3312	1 STORY		\$4,221	No	//		CARO TOWN	401
050-500-222-0800-00	502 W SHERMAN	08/26/22	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$31,600	23.24	\$101,039	\$6,586	\$129,414	\$132,287	0.978	1,056	\$122.55	034	20.0088	1 STORY		\$4,070	No	//		CARO TOWN	401
050-500-326-0800-00	927 W LINCOLN	11/18/22	\$145,000	WD	03-ARM'S LENGTH	\$140,700	\$56,100	39.87	\$142,675	\$7,570	\$133,130	\$189,223	0.704	1,445	\$92.13	034	7.4631	1 STORY		\$4,968	No	//		CARO TOWN	401
050-500-327-0500-00	846 W LINCOLN	10/26/22	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$31,100	30.49	\$79,096	\$9,644	\$92,356	\$97,272	0.949	774	\$119.32	034	17.1271	1 STORY		\$4,968	No	//		CARO TOWN	401
050-500-426-0200-00	810 GIBBS	06/13/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,200	37.85	\$107,310	\$8,709	\$121,291	\$136,097	0.878	1,401	\$86.57	034	10.0112	1 STORY		\$4,381	No	//		CARO TOWN	401
050-500-426-1000-00	805 W LINCOLN	05/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$78,100	39.05	\$200,129	\$0,965	\$189,015	\$244,908	0.714	1,982	\$95.27	034	6.4681	1 STORY		\$6,736	No	//		CARO TOWN	401
050-500-503-0100-00	813 W FRANK	09/19/22	\$83,100	WD	03-ARM'S LENGTH	\$83,100	\$36,700	44.16	\$91,282	\$4,536	\$78,564	\$121,403	0.647	929	\$84.57	034	13.1539	1 STORY		\$2,375	No	//		CARO TOWN	401
050-500-503-1150-00	872 MONROE	08/01/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$47,500	33.93	\$119,146	\$7,332	\$132,668	\$156,602	0.847	1,248	\$106.30	034	6.8972	1 STORY		\$3,082	No	//		CARO TOWN	401
050-500-503-1500-00	132 S KINYON	04/14/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$30,900	39.62	\$66,974	\$5,808	\$72,192	\$85,667	0.843	848	\$85.13	034	6.4515	1.25 STORY		\$3,541	No	//		CARO TOWN	401
050-500-504-1300-00	148 ATWOOD	07/11/22	\$117,000	WD	03-ARM'S LENGTH	\$112,000	\$29,800	26.61	\$86,551	\$3,541	\$108,459	\$116,261	0.933	1,316	\$82.42	034	15.4703	1 STORY		\$3,541	No	//		CARO TOWN	401
050-500-505-1800-00	771 MONROE	08/04/22	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$22,900	32.76	\$56,970	\$5,320	\$64,580	\$72,339	0.893	896	\$72.08	034	11.4548	1 STORY		\$3,386	No	//		CARO TOWN	401
050-500-527-0600-00	232 QUINN	05/05/23	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$60,200	47.40	\$131,197	\$12,367	\$114,633	\$166,429	0.689	1,307	\$87.71	034	8.9412	1.25 STORY		\$4,296	No	//		CARO TOWN	401
050-500-607-0700-00	308 S STATE	04/13/23	\$220,000	WD	03-ARM'S LENGTH	\$213,400	\$106,200	49.77	\$231,386	\$6,844	\$206,556	\$143,485	0.657	2,984	\$69.22	034	12.1386	1.5 STORY		\$4,381	No	//		CARO TOWN	401
050-500-608-0700-00	107 BATES	05/04/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$29,000	41.43	\$72,094	\$3,054	\$66,946	\$86,695	0.692	889	\$75.30	034	6.5849	1 STORY		\$2,807	No	//		CARO TOWN	401
050-500-608-0800-00	101 BATES	06/26/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$67,400	44.34	\$146,538	\$17,121	\$134,879	\$181,256	0.744	1,444	\$93.41	034	3.4059	1 STORY		\$4,070	No	//		CARO TOWN	401
050-500-609-0130-00	403 W WASHINGTON	04/05/22	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$32,800	46.92	\$82,567	\$7,641	\$62,259	\$104,938	0.593	1,020	\$61.04	034	18.4903	1 STORY		\$4,070	No	//		CARO TOWN	401
050-500-610-0110-00	205 W WASHINGTON	01/10/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$51,300	30.19	\$152,942	\$7,242	\$162,658	\$204,062	0.797	1,608	\$101.16	034	1.8909	1 STORY		\$6,648	No	//		CARO TOWN	401
050-500-610-0110-00	205 W WASHINGTON	10/24/23	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$69,200	37.81	\$152,942	\$7,242	\$175,758	\$204,062	0.861	1,608	\$109.30	034	8.3105	1 STORY		\$6,648	No	//		CARO TOWN	401
050-500-612-0700-00	521 HAMLTON	05/12/23	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$51,700	37.88	\$112,666	\$6,224	\$130,276	\$149,078	0.874	1,402	\$92.92	034	9.5862	1.25 STORY		\$4,070	No	//		CARO TOWN	401
050-500-612-0900-00	509 HAMLTON	01/10/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$72,500	43.94	\$155,396	\$9,460	\$155,540	\$207,810	0.748	1,400	\$111.10	034	2.9720	1 STORY		\$4,070	No	//		CARO TOWN	401
050-500-751-0300-00	849 W GILFORD	10/17/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$68,400	38.21	\$157,284	\$7,600	\$171,400	\$209,641	0.818	1,725	\$99.36	034	3.9393	1 STORY		\$7,600	No	//		CARO TOWN	401
050-500-751-1600-00	816 ALLEN	06/13/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$65,500	34.49	\$167,321	\$9,927	\$179,973	\$220,440	0.816	1,456	\$123.61	034	3.8233	1 STORY		\$6,079	No	//		CARO TOWN	401
050-500-751-1700-00	804 ALLEN	05/16/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$57,600	36.00	\$128,116	\$18,041	\$141,959	\$154,167	0.921	1,579	\$89.90	034	14.2621	1 STORY		\$7,253	No	//		CARO TOWN	401
050-500-752-0600-00	839 ALLEN	11/03/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$72,900	44.18	\$177,007	\$9,000	\$165,000	\$235,304	0.663	1,530	\$101.96	034	11.5221	1 STORY		\$5,223	No	//		CARO TOWN	401
050-500-801-0100-00	703 W BURNSIDE	07/27/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$52,100	40.11	\$132,274	\$7,523	\$122,377	\$174,721</													

# City of Caro Town 034S 2025 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class						
050-003-200-3300-00	648 MEEK	12/28/22	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$17,600	41.90	\$47,877	\$3,530	\$38,470	\$59,208	0.650	560	\$88.70	034S	9.6243	1 STORY		\$2,725	No	//		CARO TOWN	401						
050-003-300-2100-00	534 S ALMER	05/10/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$27,500	38.19	\$78,482	\$7,432	\$64,568	\$94,860	0.681	1,020	\$63.30	034S	6.5316	1.5 STORY		\$5,591	No	//		CARO TOWN	401						
050-003-300-2300-00	133 E GAMBLE	04/12/23	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$20,100	20.12	\$95,282	\$8,442	\$91,458	\$115,941	0.789	1,356	\$67.45	034S	4.2847	1 STORY		\$4,107	No	//		CARO TOWN	401						
050-003-300-2800-00	118 W GAMBLE	04/28/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$28,400	28.40	\$86,852	\$5,039	\$94,961	\$109,230	0.869	882	\$107.67	034S	12.3387	1 STORY		\$4,562	No	//		CARO TOWN	401						
050-003-300-6100-00	173 E CONGRESS	10/18/22	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$25,700	32.53	\$73,691	\$7,590	\$71,410	\$88,239	0.809	732	\$97.55	034S	6.3296	1 STORY		\$5,878	No	//		CARO TOWN	401						
050-003-400-1200-00	548 E FRANK	08/17/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$52,300	49.81	\$113,409	\$6,040	\$98,960	\$143,350	0.690	1,964	\$50.39	034S	5.5644	1.75 STORY		\$3,004	No	//		CARO TOWN	401						
050-500-131-0810-00	114 BUTLER	04/01/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$31,300	29.81	\$86,873	\$8,934	\$98,066	\$104,057	0.923	960	\$100.07	034S	17.7219	1 STORY		\$3,472	No	//		CARO TOWN	401						
050-500-453-1300-00	140 ALEXANDER	12/02/22	\$115,395	WD	03-ARM'S LENGTH	\$115,395	\$42,700	37.00	\$119,961	\$5,571	\$109,824	\$152,724	0.719	1,303	\$84.29	034S	2.6880	1 STORY		\$3,278	No	//		CARO TOWN	401						
050-500-453-1600-00	152 ALEXANDER	05/09/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$44,500	34.26	\$124,235	\$12,781	\$117,119	\$148,804	0.787	1,244	\$94.15	034S	4.1087	1 STORY		\$3,961	No	//		CARO TOWN	401						
050-500-456-1500-00	326 MONTAGUE	06/17/22	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$38,100	32.15	\$105,932	\$7,296	\$111,204	\$131,690	0.844	884	\$125.80	034S	9.8453	1 STORY		\$2,906	No	//		CARO TOWN	401						
050-500-456-2700-00	325 NORMAN	10/19/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$39,600	33.56	\$110,794	\$6,636	\$111,364	\$139,063	0.801	1,324	\$84.11	034S	5.4835	1.5 STORY		\$3,278	No	//		CARO TOWN	401						
050-500-457-0800-00	342 NORMAN	02/28/24	\$75,500	MLC	03-ARM'S LENGTH	\$75,500	\$34,200	45.30	\$74,229	\$5,028	\$70,472	\$92,391	0.763	768	\$91.76	034S	1.6773	1.5 STORY		\$3,278	No	//		CARO TOWN	401						
050-500-459-3300-00	317 GREEN	03/02/23	\$108,000	WD	03-ARM'S LENGTH	\$103,680	\$38,200	36.84	\$106,850	\$8,233	\$95,447	\$131,665	0.725	1,134	\$84.17	034S	2.1060	1.5 STORY		\$3,790	No	//		CARO TOWN	401						
050-500-464-3200-00	352 COLUMBIA	04/26/23	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$46,900	60.91	\$77,720	\$4,426	\$72,574	\$97,856	0.742	2,683	\$27.05	034S	0.4341	2 STORY		\$3,429	No	//		CARO TOWN	401						
050-500-626-2300-00	679 COURT	04/14/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$29,100	55.96	\$64,702	\$6,983	\$45,017	\$77,061	0.584	816	\$55.17	034S	16.1813	1 STORY		\$5,222	No	//		CARO TOWN	401						
050-500-626-2600-00	857 COURT	08/10/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$47,000	40.87	\$124,008	\$7,561	\$107,439	\$155,470	0.691	2,377	\$45.20	034S	5.4924	2 STORY		\$6,215	No	//		CARO TOWN	401						
050-500-626-2800-00	645 COURT	07/24/23	\$80,000	WD	03-ARM'S LENGTH	\$77,000	\$55,900	72.60	\$90,733	\$14,367	\$62,633	\$101,957	0.614	1,162	\$53.90	034S	13.1677	1.5 STORY		\$6,854	No	//		CARO TOWN	401						
<b>Totals:</b>			<b>\$1,592,195</b>			<b>\$1,584,875</b>	<b>\$619,100</b>		<b>\$1,581,620</b>		<b>\$1,458,986</b>	<b>\$1,943,566</b>			<b>\$76.51</b>		<b>0.4691</b>														
													Sale. Ratio =>	<b>39.06</b>																	
													Std. Dev. =>	<b>13.05</b>																	
													E.C.F. =>	<b>0.751</b>	Std. Deviation=>	<b>0.09065431</b>															
													Ave. E.C.F. =>	<b>0.746</b>	Ave. Variance=>	<b>7.2694</b>	Coefficient of Var=>	<b>9.744695472</b>													
<b>Outliers</b>																															
050-003-310-2850-00	155 W GAMBLE	08/07/23	\$139,000	PTA	03-ARM'S LENGTH	\$139,000	\$39,900	28.71	\$99,953	\$10,458	\$128,542	\$119,486	1.076	1,092	\$117.71	034S	32.9808	1 STORY		\$4,155	No	//		CARO TOWN	401						
050-500-603-0100-00	309 MADISON	07/26/23	\$125,000	WD	03-ARM'S LENGTH	\$123,000	\$42,000	34.15	\$90,237	\$4,694	\$118,306	\$114,210	1.036	972	\$121.71	034S	28.9884	1.25 STORY		\$2,197	No	//		CARO TOWN	401						
050-500-455-1200-00	225 ELLIS	05/25/23	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$34,300	92.70	\$55,966	\$3,760	\$33,240	\$69,701	0.477	1,052	\$31.60	034S	26.9089	1.25 STORY		\$1,949	No	//		CARO TOWN	401						

CARO DOWNTOWN COMMERCIAL ECF ANALYSIS FOR 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Property Class	
050-500-117-0900-00	201 N STATE	07/13/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$21,900	19.91	\$129,775	\$33,216	\$76,784	\$325,114	0.236	5,187	\$14.80	COM D	4.6541	201	
050-500-151-0300-00	138 N STATE	03/27/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$36,000	36.00	\$90,682	\$29,828	\$70,172	\$204,896	0.342	2,160	\$32.49	COM D	5.9760	201	
050-500-155-1600-00	113 N STATE	05/16/22	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$32,300	40.43	\$85,549	\$24,546	\$55,354	\$205,397	0.269	1,824	\$30.35	COM D	1.3219	201	
<b>Totals:</b>			<b>\$289,900</b>			<b>\$289,900</b>	<b>\$90,200</b>		<b>\$306,006</b>		<b>\$202,310</b>	<b>\$735,407</b>			<b>\$25.88</b>		<b>0.7617</b>		
								<b>Sale. Ratio =&gt;</b>	<b>31.11</b>			<b>E.C.F. =&gt;</b>	<b>0.275</b>	<b>Std. Deviation=&gt;</b>		<b>stdev(N2:N4)</b>			
								<b>Std. Dev. =&gt;</b>	<b>10.80</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.283</b>	<b>Ave. Variance=&gt;</b>		<b>3.9840 Coefficient of Var=&gt;</b>			
050-500-118-0210-00	144 W BURNSIDE	05/23/23	\$14,000	MLC	03-ARM'S LENGTH	\$14,000	\$8,100	57.86	\$30,873	\$15,103	(\$1,103)	\$53,098	(0.021)	620	(\$1.78)	COM D	30.3489	201	
041-500-113-0160-00	8484 STATE	06/09/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$32,000	64.00	\$104,639	\$37,982	\$12,018	\$171,229	0.070	6,000	\$2.00		21.2530	201	

CARO HEAVY COMMERCIAL ECF ANALYSIS FOR 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Property Class
050-009-200-3475-00	1491 W CARO	03/29/22	\$240,000	MLC	03-ARM'S LENGTH	\$240,000	\$75,100	31.29	\$247,531	\$78,934	\$161,066	\$228,451	0.705	2,112	\$76.26	COM H	1.6292		201
050-009-200-3425-00	1440 W CARO	01/31/20	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$72,800	28.33	\$272,947	\$87,683	\$169,317	\$241,920	0.700	11,406	\$14.84	COM H	2.1439		201
050-500-763-5300-00	746 WILLIAMSBURG	10/07/21	\$1,360,000	WD	03-ARM'S LENGTH	\$1,360,000	\$308,100	22.65	\$824,914	\$66,924	\$1,293,076	\$1,647,804	0.785	28,210	\$45.84	COM H	6.3400		201
050-500-604-0200-00	411 S STATE	08/31/22	\$350,000	MLC	03-ARM'S LENGTH	\$300,000	\$147,800	49.27	\$315,953	\$37,899	\$262,101	\$376,767	0.696	2,004	\$130.79	COM H	2.5669		201
<b>Totals:</b>			<b>\$2,207,000</b>			<b>\$2,157,000</b>	<b>\$603,800</b>		<b>\$1,661,345</b>		<b>\$1,885,560</b>	<b>\$2,494,942</b>			<b>\$66.93</b>		<b>3.4426</b>		
						<b>Sale. Ratio =&gt;</b>		<b>27.99</b>				<b>E.C.F. =&gt;</b>	<b>0.756</b>		<b>Std. Deviation=&gt;</b>	<b>0.042440</b>			
						<b>Std. Dev. =&gt;</b>		<b>11.49</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.721</b>		<b>Ave. Variance=&gt;</b>	<b>3.1700</b>			

# City of Caro Light Commercial ECF Analysis for 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Land Table	Property Class
050-004-400-2400-00	852 S HOOPER	06/21/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$158,200	68.78	\$249,012	\$85,727	\$144,273	\$375,367	0.384	7,695	\$18.75	COM L	2.5414		COMMERCIAL PROPS	201
050-035-000-3300-00	1292 CLEAVER	07/07/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$51,200	40.96	\$131,183	\$63,783	\$61,217	\$154,943	0.395	0	\$0.00	COM L	1.4672		COMMERCIAL PROPS	201
050-500-112-0450-00	418 W FRANK	08/24/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,900	35.56	\$146,797	\$46,049	\$113,951	\$231,605	0.492	4,317	\$26.40	COM L	8.2240		COMMERCIAL PROPS	201
050-500-452-0100-00	200 E FRANK	09/15/22	\$240,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$240,000	\$163,700	68.21	\$319,152	\$96,269	\$143,731	\$512,374	0.281	8,817	\$16.30	COM L	12.9246	050-500-452-0200-00		201
002-035-000-2400-00	1264 E CARO	04/14/22	\$140,000	WD	03-ARM'S LENGTH	\$100,000	\$50,900	50.90	\$104,772	\$49,224	\$50,776	\$148,524	0.342	6,494	\$7.82	COM L	6.7895			
050-003-310-4100-00	831 S STATE	06/20/22	\$315,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$315,000	\$88,400	28.06	\$223,255	\$68,921	\$246,079	\$351,809	0.699	2,290	\$107.46	COM L	28.9702	050-003-300-3850-00		201
002-025-000-0200-00	1792 E CARO	07/19/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$38,700	51.60	\$78,153	\$23,947	\$51,053	\$144,935	0.352	1,768	\$28.88	COM L	5.7518			
013-014-300-0800-00	1965 MERTZ	02/07/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$81,000	73.64	\$149,108	\$57,825	\$52,175	\$258,287	0.202	3,776	\$13.82	COM L	20.9701			
050-500-617-0400-00	604 S STATE	06/01/23	\$225,000	MLC	03-ARM'S LENGTH	\$225,000	\$83,600	37.16	\$207,530	\$84,801	\$140,199	\$259,470	0.540	1,952	\$71.82	COM L	13.0563		COMMERCIAL PROPS	201
<b>Totals:</b>						<b>\$1,620,000</b>	<b>\$772,600</b>	<b>48.90</b>	<b>\$1,608,962</b>	<b>\$1,003,454</b>	<b>\$2,437,314</b>	<b>\$27.43</b>	<b>0.412</b>	<b>\$27.43</b>	<b>0.1485</b>	<b>0.1939</b>				
						<b>Sale. Ratio =&gt;</b>	<b>48.90</b>	<b>E.C.F. =&gt;</b>	<b>0.412</b>	<b>Std. Deviation=&gt;</b>	<b>0.1485</b>									
						<b>Std. Dev. =&gt;</b>	<b>16.51</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.410</b>	<b>Ave. Variance=&gt;</b>	<b>11.1883</b>									
050-035-101-0600-00	1215 E CARO	12/15/23	\$45,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$45,000	\$54,300	120.67	\$116,052	\$49,073	(\$4,073)	\$143,403	(0.028)	4,764	(\$0.85)	COM L	43.8168	050-035-101-0800-00		201
050-035-000-2400-00	1079 E CARO	04/07/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$52,000	20.80	\$138,863	\$82,045	\$167,955	\$120,121	1.398	1,188	\$141.38	COM L	98.8450			201



CARO INDUSTRIAL ECF ANALYSIS FOR 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Land Table	Property Class	
035-033-000-4525-00	4429 DOERR	10/23/19	\$160,000	MLC	ARMS LENGTH	\$160,000	\$51,700	32.31	\$106,193	\$17,166	\$142,834	\$220,196	0.649	7,200	\$19.84	IND	10.3035		INDUSTRIAL PROPS	301	
035-033-000-1500-00	4260 DOERR	12/01/20	\$412,000	WD	ARMS LENGTH	\$412,000	\$160,700	39.00	\$361,568	\$47,499	\$364,501	\$833,407	0.437	22,327	\$16.33	IND	10.8270		INDUSTRIAL PROPS	301	
050-010-100-0500-00	1111 S COLLING	02/08/19	\$750,000	WD	ARMS LENGTH	\$750,000	\$93,000	12.40	\$402,457	\$155,556	\$594,444	\$607,748	0.978	56,012	\$12.89	IND	43.2477		INDUSTRIAL PROPS	301	
050-500-126-1000-00	603 E FRANK	09/15/22	\$350,000	WD	ARMS LENGTH	\$350,000	\$131,000	37.43	\$449,766	\$64,732	\$285,268	\$532,474	0.536	14,212	\$20.07	IND	0.9892		INDUSTRIAL PROPS	301	
043-500-108-0700-00	6586 CENTER	10/26/22	\$70,000	WD	ARMS LENGTH	\$70,000	\$49,300	70.43	\$199,741	\$20,978	\$49,022	\$382,143	0.128	3,462	\$14.16	IND	41.7351		INDUSTRIAL PROPS	301	
<b>Totals:</b>			<b>\$1,742,000</b>			<b>\$1,742,000</b>	<b>\$485,700</b>		<b>\$1,519,725</b>		<b>\$1,436,069</b>	<b>\$2,575,968</b>			<b>\$16.66</b>						
									<b>Sale. Ratio =&gt;</b>	<b>27.88</b>										<b>E.C.F. =&gt;</b>	<b>0.557</b>
									<b>Std. Dev. =&gt;</b>	<b>20.86</b>										<b>Ave. E.C.F. =&gt;</b>	<b>0.546</b>