

CARO LIGHT COMMERCIAL 2024 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	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
050-035-000-3300-00	1292 CLEAVER	07/07/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$51,200	40.96	\$104,460	\$36,933	\$88,067	\$153,903	0.572	2,244	\$39.25	COM L	6.2843		\$26,125		201 COMMERCIAL PROPS	201	0			
050-500-112-0450-00	418 W FRANK	08/24/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,900	35.56	\$120,756	\$22,006	\$137,994	\$220,998	0.624	4,317	\$31.97	COM L	11.5032	1 STORY	\$14,401		201 COMMERCIAL PROPS	201	100			
050-500-452-0100-00	200 E FRANK	09/15/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$163,700	68.21	\$328,283	\$47,320	\$192,680	\$508,912	0.379	8,817	\$21.85	COM L	13.0770		\$44,085	050-500-452-0200-00	201 COMMERCIAL PROPS	201	0			
050-500-458-0700-00	421 WELLS	04/22/21	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$15,100	52.07	\$27,652	\$1,777	\$27,223	\$58,889	0.462	1,594	\$17.08	COM L	4.7105		\$1,783		201 COMMERCIAL PROPS	201	0			
<b>Totals:</b>			<b>\$554,000</b>			<b>\$554,000</b>	<b>\$286,900</b>		<b>\$581,151</b>		<b>\$445,964</b>	<b>\$942,702</b>			<b>\$27.54</b>											
							<b>Sale. Ratio =&gt;</b>	<b>51.79</b>							<b>E.C.F. =&gt;</b>	<b>0.473</b>							<b>Std. Deviation=&gt;</b>	<b>0.1103043</b>		
							<b>Std. Dev. =&gt;</b>	<b>14.42</b>							<b>Ave. E.C.F. =&gt;</b>	<b>0.509</b>							<b>Ave. Variance=&gt;</b>	<b>8.8937</b>	<b>Coefficient of Var=&gt;</b>	<b>17.45986617</b>

E.C.F.s for Neighborhood: COM L 'LIGHT COMMERCIAL'

Residential : 0.473  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.473  
Commercial Bldgs : 0.473  
Industrial Bldgs : 0.473

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

CARO DOWNTOWN COMMERCIAL ECF ANALYSIS FOR 2024

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
035-500-551-0300-00	6523 MAIN	10/28/21	\$61,300	WD	03-ARM'S LENGT	\$61,300	\$16,100	26.26	\$81,214	\$24,398	\$36,902	\$136,907	0.270	2,960	\$12.47	MED	0.4348	201
041-500-113-0160-00	8484 STATE	06/09/22	\$50,000	WD	03-ARM'S LENGT	\$50,000	\$32,000	64.00	\$77,325	\$6,265	\$43,735	\$171,229	0.255	6,000	\$7.29	MED	1.8471	201
050-500-151-0300-00	138 N STATE	03/27/23	\$100,000	WD	03-ARM'S LENGT	\$100,000	\$36,000	36.00	\$133,443	\$10,019	\$89,981	\$303,264	0.297	2,160	\$46.30	COM D	2.2819	201
050-500-155-1600-00	113 N STATE	05/16/22	\$79,900	WD	03-ARM'S LENGT	\$79,900	\$32,300	43.07	\$107,613	\$8,223	\$71,677	\$205,395	0.349	3,312	\$24.12	COM D	7.5082	201
<b>Totals:</b>			<b>\$211,300</b>			<b>\$291,200</b>	<b>\$116,400</b>		<b>\$399,595</b>		<b>\$242,295</b>	<b>\$816,795</b>			<b>\$22.55</b>			
								<b>Sale. Ratio =&gt;</b>	<b>39.97</b>					<b>E.C.F. =&gt;</b>	<b>0.297</b>	<b>Std. Deviation=&gt;</b>		<b>0.041267</b>
								<b>Std. Dev. =&gt;</b>	<b>16.00</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.274</b>	<b>Ave. Variance=&gt;</b>		<b>1.5213</b>

Not Used

050-500-117-0900-00	201 N STATE	07/13/23	\$110,000	WD	03-ARM'S LENGT	\$110,000	\$21,900	19.91	\$81,409	\$8,997	\$101,003	\$139,356	0.725	8,511		2010		201
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E.C.F.s for Neighborhood: COM D 'DOWNTOWN COMMERCIAL'

Residential : 0.297  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.297  
Commercial Bldgs : 0.297  
Industrial Bldgs : 0.297

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

CARO HEAVY COMMERCIAL ECF ANALYSIS FOR 2024

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	0.7226		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	1.2373		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	7.2465		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	1.6604		201	
002-035-000-7600-00	1250 CLEAVER	03/24/23	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$72,300	34.59	\$181,193	\$66,554	\$142,446	\$210,733	0.676	2,428	\$58.67	HIGH	3.6262		201	
<b>Totals:</b>			<b>\$2,416,000</b>			<b>\$2,366,000</b>	<b>\$676,100</b>		<b>\$1,842,538</b>		<b>\$2,028,006</b>	<b>\$2,705,675</b>			<b>\$66.93</b>		<b>3.7276</b>			
								<b>Sale. Ratio =&gt;</b>	<b>28.58</b>					<b>E.C.F. =&gt;</b>	<b>0.750</b>	<b>Std. Deviation=&gt;</b>		<b>0.041973</b>		
								<b>Std. Dev. =&gt;</b>	<b>9.98</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.712</b>	<b>Ave. Variance=&gt;</b>		<b>2.8986</b>		

E.C.F.s for Neighborhood: COM H 'HEAVY COMMERCIAL'

Residential : 0.750  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.750  
Commercial Bldgs : 0.750  
Industrial Bldgs : 0.750

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

CARO INDUSTRIAL ECF ANALYSIS FOR 2024

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	\$20,719	\$139,281	\$220,196	0.633	7,200	\$19.34	IND	14.1353		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	\$94,156	\$317,844	\$833,407	0.381	22,327	\$14.24	IND	10.9800		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	\$127,755	\$622,245	\$607,748	1.024	56,012	\$12.89	IND	53.2675		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	\$37,960	\$312,040	\$532,474	0.586	14,212	\$21.96	IND	9.4840		INDUSTRIAL PROPS	301	
006-004-000-1800-00	1398 BRADFORD	08/30/19	\$81,900	WD	ARMS LENGTH	\$81,900	\$41,400	50.55	\$148,098	\$24,047	\$57,853	\$274,449	0.211	7,200	\$8.04	IND	28.0382		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	\$27,012	\$42,988	\$382,143	0.112	3,462	\$12.42	IND	37.8687		INDUSTRIAL PROPS	301	
<b>Totals:</b>			<b>\$1,823,900</b>			<b>\$1,823,900</b>	<b>\$527,100</b>		<b>\$1,667,823</b>	<b>\$1,492,251</b>	<b>\$2,850,417</b>				<b>\$14.81</b>						
							<b>Sale. Ratio =&gt;</b>	<b>28.90</b>				<b>E.C.F. =&gt;</b>	<b>0.524</b>								
							<b>Std. Dev. =&gt;</b>	<b>19.31</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.491</b>								

E.C.F.s for Neighborhood: IND 'CARO INDUSTRIAL '

Residential : 0.524  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.524  
Commercial Bldgs : 0.524  
Industrial Bldgs : 0.524

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000



CARO COLLINGWOOD\_NORTHWOOD ECF ANALYSIS FOR 2024

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	Land Value	Appr. by Eq.	Other Parcels in Sale	Land Table	Property Class	Building Depr.
050-500-175-0700-00	1099 COLLINGWOOD	02/06/23	\$155,000	WD	03-ARM'S LENGTH	\$150,000	\$66,700	44.47	\$148,211	\$9,950	\$140,050	\$155,349	0.902	1,212	\$115.55	CWOOD	1.8432	1 STORY	\$3,751	No		CARO TOWN	401	72
050-500-438-1100-00	1056 FAUST	08/22/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$67,200	40.73	\$151,172	\$7,363	\$157,637	\$161,583	0.976	1,598	\$98.65	CWOOD	5.5630	1 STORY	\$4,302	No		CARO TOWN	401	60
050-500-439-4800-00	1070 E NORTHWOOD	07/16/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$73,500	54.04	\$155,095	\$11,795	\$124,205	\$161,011	0.771	1,918	\$64.76	CWOOD	14.8542	BI-LEVEL	\$3,158	No		CARO TOWN	401	60
050-500-439-5000-00	1086 E NORTHWOOD	08/24/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$67,900	42.44	\$154,668	\$9,535	\$150,465	\$163,071	0.923	1,468	\$102.50	CWOOD	0.2750	TRI-LEVEL	\$3,158	No		CARO TOWN	401	70
050-500-439-5100-00	1092 E NORTHWOOD	02/13/23	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$85,900	40.14	\$194,380	\$10,936	\$203,064	\$206,117	0.985	1,763	\$115.18	CWOOD	6.5241	1 STORY	\$4,461	No		CARO TOWN	401	70
050-500-439-5300-00	1080 W NORTHWOOD	04/12/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$100,500	42.77	\$228,236	\$20,868	\$214,132	\$232,998	0.919	1,704	\$125.66	CWOOD	0.0917	1 STORY	\$7,354	No		CARO TOWN	401	70
050-500-439-5700-00	154 EDDY	10/11/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$66,600	42.42	\$149,678	\$10,628	\$146,372	\$156,236	0.937	1,228	\$119.20	CWOOD	1.6917	1 STORY	\$3,773	No		CARO TOWN	401	68
050-500-440-6000-01	25 NORTHVIEW	06/10/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,800	43.71	\$197,947	\$10,739	\$199,261	\$210,346	0.947	1,728	\$115.31	CWOOD	2.7353	1 STORY	\$4,747	No		CARO TOWN	401	75
<b>Totals:</b>						<b>\$1,432,000</b>	<b>\$620,100</b>		<b>\$1,379,387</b>		<b>\$1,335,186</b>	<b>\$1,446,711</b>			<b>\$107.10</b>		<b>0.2963</b>							
						<b>Sale. Ratio =&gt;</b>	<b>43.45</b>					<b>E.C.F. =&gt;</b>	<b>0.923</b>			<b>Std. Deviation=&gt;</b>	<b>0.06633073</b>							
						<b>Std. Dev. =&gt;</b>	<b>4.36</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.920</b>			<b>Ave. Variance=&gt;</b>	<b>4.1973</b>	<b>Coefficient of Var=&gt;</b>	<b>4.562522306</b>					

Not Used																									
050-500-438-2950-00	110 RODD	05/10/22	\$240,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$240,000	\$85,800	35.75	\$171,685	\$15,496	\$224,504	\$178,038	1.261	1,632	\$137.56	CWOOD	34.1038	1 STORY	\$11,385	No	050-500-440-6300-00	CARO TOWN	401	70	

E.C.F.s for Neighborhood: CWOOD 'COLLINGWOOD & NORTHWOOD'

Residential : 0.923  
Town Homes/Duplexes: 0.923  
Mobile Homes : 0.923  
Agricultural Bldgs : 0.923  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

CARO INDIAN\_COLONIAL\_WILLIAMSBURG ECF ANALYSIS FOR 2024

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	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
050-500-200-0210-00	1528 HICKORY	07/29/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$49,400	41.17	\$128,428	\$10,303	\$109,697	\$138,971	0.789	1,056	\$103.88	40IH	7.8930	1 STORY	\$1,950		CARO TOWN	401	75		
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	4.0245	1 STORY	\$5,203		CARO TOWN	401	73		
050-500-200-3900-00	1557 HICKORY	06/08/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$70,800	41.89	\$165,628	\$3,645	\$165,355	\$190,568	0.868	1,478	\$111.88	40IH	0.0589	1 STORY	\$3,645		CARO TOWN	401	79		
050-500-400-0900-00	1666 PARKWAY	10/20/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$73,300	43.37	\$176,758	\$17,250	\$151,750	\$187,656	0.809	1,607	\$94.43	40IH	5.9625	1 STORY	\$6,326		CARO TOWN	401	65		
050-500-400-1400-00	1704 PARKWAY	01/28/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$56,500	35.33	\$150,721	\$12,679	\$147,221	\$162,402	0.907	1,506	\$97.76	40IH	3.8236	BI-LEVEL	\$4,864		CARO TOWN	401	70		
050-500-400-2800-00	1675 PARKWAY	08/30/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$66,300	40.18	\$153,145	\$21,348	\$143,652	\$155,055	0.926	1,215	\$118.23	40IH	5.8173	1 STORY	\$4,864		CARO TOWN	401	70		
050-500-400-3200-00	1635 PARKWAY	03/08/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$75,400	45.70	\$156,786	\$17,092	\$147,908	\$164,346	0.900	2,022	\$73.15	40IH	3.1696	TRI-LEVEL	\$5,839		CARO TOWN	401	60		
050-500-400-3700-00	1585 PARKWAY	08/18/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$59,400	31.43	\$167,357	\$19,864	\$169,136	\$173,521	0.975	1,723	\$98.16	40IH	10.6445	BI-LEVEL	\$4,864		CARO TOWN	401	72		
050-500-763-3700-00	615 ARLINGTON	02/07/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$103,200	54.32	\$185,725	\$6,532	\$183,468	\$210,815	0.870	1,850	\$99.17	40IH	0.1995	1 STORY	\$4,906		CARO TOWN	401	65		
050-500-763-3800-00	599 ARLINGTON	12/17/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,200	42.80	\$165,444	\$11,172	\$138,828	\$181,496	0.765	1,547	\$89.74	40IH	10.3376	1 STORY	\$5,108		CARO TOWN	401	70		
050-500-763-3800-00	599 ARLINGTON	11/29/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,600	39.78	\$165,444	\$11,172	\$168,828	\$181,496	0.930	1,547	\$109.13	40IH	6.1916	1 STORY	\$5,108		CARO TOWN	401	70		
050-500-764-5800-00	711 WILLIAMSBURG	06/24/21	\$164,465	WD	03-ARM'S LENGTH	\$164,465	\$69,000	41.95	\$180,165	\$8,857	\$155,608	\$201,539	0.772	1,633	\$95.29	40IH	9.6184	1 STORY	\$4,885		CARO TOWN	401	80		
<b>Totals:</b>			<b>\$1,981,365</b>			<b>\$1,981,365</b>	<b>\$833,400</b>		<b>\$1,946,387</b>		<b>\$1,824,478</b>	<b>\$2,105,294</b>			<b>\$100.29</b>		<b>0.1670</b>								
								<b>Sale. Ratio =&gt;</b>	<b>42.06</b>					<b>E.C.F. =&gt;</b>	<b>0.867</b>			<b>Std. Deviation=&gt;</b>	<b>0.06899404</b>						
								<b>Std. Dev. =&gt;</b>	<b>5.66</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.868</b>			<b>Ave. Variance=&gt;</b>	<b>5.6451</b>			<b>Coefficient of Var=&gt;</b>	<b>6.501431515</b>		

E.C.F.s for Neighborhood: 40IH 'INDIAN, COLONIAL & WILLIAMSBURG'

Residential : 0.867  
Town Homes/Duplexes: 0.867  
Mobile Homes : 0.867  
Agricultural Bldgs : 0.867  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

CARO TOWN 034 ECF ANALYSIS FOR 2024

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	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.								
050-003-100-0400-00	663 W SHERMAN	06/24/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$49,900	34.41	\$136,916	\$11,202	\$133,798	\$179,591	0.745	1,358	\$98.53	034	3.3139	1 STORY	\$6,348		CARO TOWN	401	74								
050-003-100-2000-00	744 W FRANK	03/14/22	\$74,468	WD	03-ARM'S LENGTH	\$74,468	\$32,700	43.91	\$87,701	\$17,189	\$57,279	\$100,731	0.569	856	\$66.91	034	14.3243	1 STORY	\$5,362		CARO TOWN	401	64								
050-003-200-0100-00	320 W BUSH	08/05/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$80,400	43.46	\$190,117	\$15,988	\$169,012	\$248,756	0.679	2,328	\$72.60	034	3.2445	2 STORY	\$7,222		CARO TOWN	401	78								
050-003-200-0110-00	303 W GILFORD	02/03/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$57,700	39.79	\$138,598	\$22,270	\$122,730	\$166,183	0.739	1,415	\$86.73	034	2.6650	1.75 STORY	\$9,110		CARO TOWN	401	75								
050-003-300-2900-00	621 S HOOPER	06/28/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,300	38.58	\$111,522	\$19,494	\$100,506	\$131,469	0.764	3,000	\$33.50	034	5.2613	2 STORY	\$8,383		CARO TOWN	401	40								
050-004-400-0500-00	128 S HOOPER	12/21/22	\$139,000	WD	03-ARM'S LENGTH	\$132,050	\$46,700	35.37	\$112,043	\$12,554	\$119,496	\$142,127	0.841	1,349	\$88.58	034	12.8894	1 STORY	\$9,890		CARO ACREAGE	401	60								
050-004-400-1000-00	520 S HOOPER	03/11/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$18,000	21.18	\$70,272	\$4,500	\$80,500	\$93,960	0.857	1,410	\$57.09	034	14.4873	1.25 STORY	\$2,992		CARO ACREAGE	401	60								
050-004-400-1720-00	1614 VAN GEISEN	07/16/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$52,000	33.99	\$142,684	\$7,967	\$145,033	\$192,453	0.754	2,015	\$71.98	034	4.1728	2 STORY	\$2,601		CARO ACREAGE	401	75								
050-500-103-1200-00	305 N ALMER	05/27/21	\$184,500	WD	03-ARM'S LENGTH	\$184,500	\$104,400	56.59	\$222,034	\$15,179	\$169,321	\$295,507	0.573	3,160	\$53.58	034	13.8890	2 STORY	\$4,518		CARO TOWN	401	49								
050-500-103-1200-00	305 N ALMER	06/13/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,100	38.04	\$222,034	\$15,179	\$234,821	\$295,507	0.795	3,160	\$74.31	034	8.2763	2 STORY	\$4,518		CARO TOWN	401	49								
050-500-106-0400-00	210 PEARL	09/09/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$46,300	42.09	\$108,450	\$5,895	\$104,105	\$146,507	0.711	1,201	\$86.68	034	10.1295	1 STORY	\$4,536		CARO TOWN	401	67								
050-500-106-0600-00	233 N ALMER	06/03/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$90,600	51.77	\$182,752	\$7,937	\$167,063	\$249,736	0.669	2,312	\$72.26	034	4.2915	1.75 STORY	\$4,518		CARO TOWN	401	60								
050-500-106-0600-00	233 N ALMER	01/13/23	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$90,500	50.31	\$182,752	\$7,937	\$171,963	\$249,736	0.689	2,312	\$74.38	034	2.3294	1.75 STORY	\$4,518		CARO TOWN	401	60								
050-500-109-0150-00	419 W LINCOLN	06/16/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$34,100	48.71	\$88,719	\$3,271	\$66,729	\$122,069	0.547	1,104	\$60.44	034	16.5223	1 STORY	\$903		CARO TOWN	401	65								
050-500-115-0800-00	227 W GRANT	11/04/22	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$41,000	35.04	\$95,927	\$7,310	\$109,690	\$126,596	0.866	1,260	\$87.06	034	15.4585	1.5 STORY	\$4,518		CARO TOWN	401	64								
050-500-116-0200-00	228 W GRANT	08/13/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$70,600	39.24	\$192,046	\$16,917	\$162,983	\$250,184	0.651	2,271	\$71.77	034	6.0423	1 STORY	\$4,554		CARO TOWN	401	70								
050-500-143-0300-00	322 W SHERMAN	11/01/21	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$28,500	30.16	\$77,474	\$6,788	\$87,712	\$100,980	0.869	1,123	\$78.11	034	15.6733	1.25 STORY	\$4,518		CARO TOWN	401	67								
050-500-143-1100-00	321 W GRANT	04/30/21	\$121,000	WD	03-ARM'S LENGTH	\$117,370	\$38,000	32.38	\$103,846	\$5,749	\$111,621	\$140,139	0.797	1,290	\$86.53	034	8.4630	1 STORY	\$4,518		CARO TOWN	401	60								
050-500-221-0700-00	503 PEARL	04/25/22	\$136,990	WD	03-ARM'S LENGTH	\$136,990	\$52,200	38.10	\$122,127	\$12,163	\$124,827	\$157,091	0.795	1,380	\$90.45	034	8.2739	1 STORY	\$4,663		CARO TOWN	401	68								
050-500-326-0800-00	927 W LINCOLN	11/18/22	\$145,000	WD	03-ARM'S LENGTH	\$140,700	\$56,100	39.87	\$132,039	\$7,811	\$132,889	\$177,469	0.749	1,445	\$91.96	034	3.6929	1 STORY	\$5,370		CARO TOWN	401	75								
050-500-426-1000-00	805 W LINCOLN	05/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$78,100	39.05	\$184,884	\$10,975	\$189,025	\$248,441	0.761	1,982	\$95.37	034	4.8969	1 STORY	\$6,987		CARO TOWN	401	70								
050-500-503-0100-00	813 W FRANK	09/19/22	\$83,100	WD	03-ARM'S LENGTH	\$83,100	\$36,700	44.16	\$84,619	\$4,857	\$78,243	\$113,946	0.687	929	\$84.22	034	2.5205	1 STORY	\$2,830		CARO TOWN	401	70								
050-500-503-0550-00	115 ATWOOD	07/21/21	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$32,900	42.73	\$88,924	\$6,438	\$70,562	\$117,837	0.599	864	\$81.67	034	11.3065	1 STORY	\$3,337		CARO TOWN	401	70								
050-500-529-0200-00	623 SHERIDAN	08/17/21	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$48,000	36.78	\$130,900	\$8,892	\$121,608	\$174,297	0.698	1,551	\$78.41	034	1.4169	1 STORY	\$4,663		CARO TOWN	401	70								
050-500-608-0700-00	107 BATES	05/04/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$29,000	41.43	\$66,991	\$3,507	\$66,493	\$90,691	0.733	889	\$74.80	034	2.1304	1 STORY	\$3,275		CARO TOWN	401	60								
050-500-609-0130-00	403 W WASHINGTON	04/05/22	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$32,800	46.92	\$76,760	\$7,868	\$62,032	\$98,417	0.630	1,202	\$60.82	034	8.1578	1 STORY	\$4,518		CARO TOWN	401	70								
050-500-610-0110-00	205 W WASHINGTON	09/17/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$44,300	28.40	\$141,438	\$7,465	\$148,535	\$191,390	0.776	1,608	\$92.37	034	6.4211	1 STORY	\$6,907		CARO TOWN	401	70								
050-500-610-0110-00	205 W WASHINGTON	01/10/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$51,300	30.19	\$141,438	\$7,465	\$162,435	\$191,390	0.849	1,608	\$101.02	034	13.6838	1 STORY	\$6,907		CARO TOWN	401	70								
050-500-610-0650-00	222 MONROE	07/30/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,100	44.13	\$90,305	\$5,018	\$69,982	\$121,839	0.574	933	\$75.01	034	13.7491	1 STORY	\$4,518		CARO TOWN	401	71								
050-500-613-0200-00	510 HAMILTON	11/04/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$52,000	37.17	\$137,325	\$12,034	\$127,866	\$178,987	0.714	1,410	\$90.69	034	0.2512	1 STORY	\$5,008		CARO TOWN	401	75								
050-500-751-0700-00	819 W GILFORD	09/17/21	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$80,300	36.67	\$220,568	\$22,861	\$196,139	\$282,439	0.694	2,614	\$75.03	034	1.7426	1 STORY	\$9,017		CARO TOWN	401	70								
050-500-751-1500-00	822 ALLEN	06/15/21	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$62,200	34.94	\$170,938	\$10,198	\$167,802	\$229,629	0.731	2,053	\$81.74	034	1.8880	1 STORY	\$6,391		CARO TOWN	401	70								
050-500-751-1800-00	800 ALLEN	05/11/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$23,200	30.93	\$63,167	\$6,993	\$68,007	\$80,249	0.847	886	\$76.76	034	13.5580	1 STORY	\$5,164		CARO TOWN	401	66								
050-500-752-0600-00	839 ALLEN	11/03/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$72,900	44.18	\$163,633	\$9,151	\$155,849	\$220,689	0.706	1,530	\$101.86	034	0.5680	1 STORY	\$5,608		CARO TOWN	401	75								
050-500-752-0700-00	831 ALLEN	11/13/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$48,500	35.66	\$129,788	\$6,948	\$129,052	\$175,486	0.735	1,558	\$82.83	034	2.3525	1 STORY	\$6,948		CARO TOWN	401	65								
050-500-752-1500-00	844 W SHERMAN	06/01/22	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$19,900	53.07	\$46,958	\$5,320	\$32,180	\$59,483	0.541	1,024	\$31.43	034	17.0878	1 STORY	\$4,790		CARO TOWN	401	50								
050-500-752-1600-00	838 W SHERMAN	04/05/22	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$20,700	55.95	\$48,850	\$6,280	\$30,720	\$60,814	0.505	1,232	\$24.94	034	20.6730	1 STORY	\$4,880		CARO TOWN	401	45								
050-500-775-0400-00	616 W BURNSIDE	07/02/21	\$125,000	WD	03-ARM'S LENGTH	\$121,500	\$56,100	46.17	\$144,672	\$9,135	\$112,365	\$193,624	0.580	1,797	\$62.53	034	13.1549	1 STORY	\$6,623		CARO TOWN	401	70								
050-500-801-0100-00	703 W BURNSIDE	07/27/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$52,100	40.11	\$122,480	\$7,767	\$122,133	\$163,876	0.745	1,140	\$107.13	034	3.3404	1 STORY	\$5,122		CARO TOWN	401	70								
<b>Totals:</b>			<b>\$5,083,958</b>			<b>\$5,065,578</b>	<b>\$2,005,200</b>		<b>\$4,974,691</b>		<b>\$4,683,106</b>	<b>\$6,560,313</b>			<b>\$76.46</b>			<b>0.1980</b>													
									<b>Sale. Ratio =&gt;</b>	<b>39.58</b>										<b>E.C.F. =&gt;</b>	<b>0.714</b>							<b>Std. Deviation=&gt;</b>	<b>0.09782768</b>		
									<b>Std. Dev. =&gt;</b>	<b>7.64</b>										<b>Ave. E.C.F. =&gt;</b>	<b>0.712</b>							<b>Ave. Variance=&gt;</b>	<b>7.7513</b>	<b>Coefficient of Var=&gt;</b>	<b>10.88854417</b>

Not Used																							
050-500-112-0100-00	427 GIBBS	05/19/21	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$56,400	66.43	\$168,643	\$8,062	\$76,838	\$229,401	0.335	2,013	\$38.17	034	37.6924	1.5 STORY	\$4,518		CARO TOWN	401	75
050-500-501-0250-00	121 GARDNER	09/01/22	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$28,000	107.69	\$47,730	\$9,196	\$16,804	\$55,049	0.305	816	\$20.59	034	40.6617	1 STORY	\$3,865		CARO TOWN	401	45
050-500-776-2300-00	604 W LINCOLN	10/25/21	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$44,600	73.11	\$122,927	\$6,191	\$54,809	\$166,766	0.329	1,775	\$30.88	034	38.3216	1.5 STORY	\$5,969		CARO TOWN	401	66
050-034-000-5100-00	1033 CLEAVER	12/05/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$33,700	39.65	\$63,279	\$34,105	\$50,895	\$41,677	1.221	874	\$58.23	034	50.9299	1 STORY	\$32,703		201 COMMERCIAL PROPS	401	30
050-500-102-0100-00	523 W SHERMAN	02/18/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$36,100	20.99	\$99,549	\$6,515	\$165,485	\$132,906	1.245	2,324	\$71.21	034	53.3256	1 STORY	\$6,515		CARO TOWN	401	32

E.C.F.s for Neighborhood: 034 'TOWN 034'

Residential : 0.714  
Town Homes/Duplexes: 0.714  
Mobile Homes : 0.714  
Agricultural Bldgs : 0.714  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

CARO TOWN 0345 ECF ANALYSIS FOR 2024

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	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
050-003-200-3300-00	648 MEEK	12/28/22	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$17,600	41.90	\$44,542	\$3,947	\$38,053	\$55,534	0.685	560	\$67.95	0345	5.9140	1 STORY	\$3,192		CARO TOWN	401	60
050-003-300-2100-00	534 S ALMER	05/10/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$27,500	38.19	\$72,715	\$7,674	\$64,326	\$88,975	0.723	1,020	\$63.06	0345	2.1402	1.5 STORY	\$5,947		CARO TOWN	401	60
050-003-300-6100-00	173 E CONGRESS	10/18/22	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$25,700	32.53	\$68,306	\$7,811	\$71,189	\$82,757	0.860	732	\$97.25	0345	11.5857	1 STORY	\$6,299		CARO TOWN	401	75
050-003-310-2000-00	135 E CONGRESS	07/15/21	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$47,200	32.57	\$141,359	\$5,607	\$139,293	\$185,707	0.750	1,826	\$76.28	0345	0.5702	1.75 STORY	\$5,607		CARO TOWN	401	70
050-500-126-0300-00	315 E GRANT	03/25/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$43,300	36.08	\$126,958	\$13,558	\$106,442	\$155,130	0.686	1,383	\$76.96	0345	5.8218	1.5 STORY	\$4,518		CARO TOWN	401	65
050-500-453-1300-00	140 ALEXANDER	12/02/22	\$115,395	WD	03-ARM'S LENGTH	\$115,395	\$42,700	37.00	\$110,602	\$5,897	\$109,498	\$143,235	0.764	1,303	\$84.04	0345	2.0097	1 STORY	\$3,745		CARO TOWN	401	65
050-500-453-1600-00	152 ALEXANDER	05/09/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$44,500	34.26	\$114,711	\$12,689	\$117,211	\$139,565	0.840	1,244	\$94.22	0345	9.5465	1 STORY	\$4,414		CARO TOWN	401	70
050-500-453-2000-00	327 MONTAGUE	09/15/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$40,200	30.95	\$119,224	\$5,680	\$124,220	\$155,327	0.800	1,375	\$90.34	0345	5.5367	1.5 STORY	\$3,580		CARO TOWN	401	70
050-500-453-2700-00	127 HOWARD	07/22/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,100	47.18	\$117,258	\$13,053	\$71,947	\$142,551	0.505	1,667	\$43.16	0345	23.9656	2 STORY	\$4,485		CARO TOWN	401	60
050-500-456-1500-00	326 MONTAGUE	07/19/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$33,300	30.27	\$97,786	\$7,497	\$102,503	\$123,514	0.830	884	\$115.95	0345	8.5522	1 STORY	\$3,378		CARO TOWN	401	78
050-500-456-1500-00	326 MONTAGUE	06/17/22	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$38,100	32.15	\$97,786	\$7,497	\$111,003	\$123,514	0.899	884	\$125.57	0345	15.4340	1 STORY	\$3,378		CARO TOWN	401	78
050-500-456-2400-00	341 NORMAN	09/08/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$28,000	28.00	\$94,017	\$10,344	\$89,656	\$114,464	0.783	1,402	\$63.95	0345	3.8904	1.75 STORY	\$3,745		CARO TOWN	401	65
050-500-456-2600-00	331 NORMAN	04/05/21	\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$15,100	28.76	\$47,675	\$4,672	\$47,828	\$58,828	0.813	640	\$74.73	0345	6.8654	1 STORY	\$3,749		CARO TOWN	401	70
050-500-456-2700-00	325 NORMAN	10/19/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$39,600	33.56	\$102,244	\$6,895	\$111,105	\$130,436	0.852	1,324	\$83.92	0345	10.7429	1.5 STORY	\$3,745		CARO TOWN	401	70
050-500-459-1000-00	348 WELLS	04/20/21	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$20,700	55.20	\$55,778	\$3,958	\$33,542	\$70,889	0.473	952	\$35.23	0345	27.1205	1.25 STORY	\$3,745		CARO TOWN	401	50
050-500-459-1300-00	362 WELLS	09/27/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$28,700	44.15	\$83,385	\$9,235	\$55,765	\$101,436	0.550	1,124	\$49.61	0345	19.4612	1.75 STORY	\$3,745		CARO TOWN	401	60
050-500-459-3300-00	317 GREEN	03/02/23	\$108,000	WD	03-ARM'S LENGTH	\$103,680	\$38,200	36.84	\$98,693	\$8,417	\$95,263	\$123,497	0.771	1,134	\$84.01	0345	2.7016	1.5 STORY	\$4,249		CARO TOWN	401	65
050-500-625-2300-00	169 MILLWOOD	12/30/21	\$107,900	WD	03-ARM'S LENGTH	\$107,900	\$33,100	30.68	\$96,978	\$10,385	\$97,515	\$118,458	0.823	768	\$126.97	0345	7.8836	1 STORY	\$4,518		CARO TOWN	401	75
050-500-626-2600-00	657 COURT	08/10/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$47,000	40.87	\$114,357	\$7,778	\$107,222	\$145,799	0.735	2,377	\$45.11	0345	0.8955	2 STORY	\$6,515		CARO TOWN	401	53
<b>Totals:</b>			<b>\$1,850,495</b>			<b>\$1,846,175</b>	<b>\$650,600</b>		<b>\$1,804,374</b>		<b>\$1,693,581</b>	<b>\$2,259,617</b>			<b>\$78.86</b>		<b>0.5134</b>						
								Sale. Ratio =>	<b>35.24</b>			E.C.F. =>	<b>0.749</b>	Std. Deviation=>		<b>0.11976174</b>							
								Std. Dev. =>	<b>6.96</b>			Ave. E.C.F. =>	<b>0.744</b>	Ave. Variance=>		<b>8.9809</b>	Coefficient of Var=>		<b>12.06520662</b>				

Not Used  
050-500-452-1900-00 120 HOWARD 08/02/21 \$33,000 WD 03-ARM'S LENGTH \$33,000 \$25,100 76.06 \$51,788 \$6,014 \$26,986 \$62,618 0.431 1,850 \$14.59 0345 31.3406 2 STORY \$4,391 CARO TOWN 401 27

E.C.F.s for Neighborhood: 034S 'TOWN 034 SOUTH'

Residential : 0.749  
Town Homes/Duplexes: 0.749  
Mobile Homes : 0.749  
Agricultural Bldgs : 0.749  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000



CITY OF CARO OUTSKIRTS ECF ANALYSIS FOR 2024

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	Land Value	Appr. by Eq.	Other Parcels in Sale	Land Table	Property Class	Building Depr.
050-004-100-0100-01	1757 W GILFORD	08/19/22	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$48,700	35.68	\$120,651	\$17,340	\$119,160	\$126,762	0.940	1,142	\$104.34	COCO	15.3127	1.25 STORY	\$16,622	No		CARO ACREAGE	401	70
050-009-200-0200-00	1599 VAN GEISEN	07/15/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$40,600	30.07	\$151,741	\$21,507	\$113,493	\$159,796	0.710	1,718	\$66.06	COCO	7.6668	2 STORY	\$13,669	No		CARO ACREAGE	401	70
050-034-000-3300-00	388 W GILFORD	10/01/21	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$51,100	40.08	\$146,411	\$11,493	\$116,007	\$165,544	0.701	1,558	\$74.46	COCO	8.6139	1 STORY	\$5,644	No		CARO ACREAGE	401	75
050-034-000-3800-00	206 W GILFORD	03/24/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,400	40.29	\$133,020	\$25,084	\$114,916	\$132,437	0.868	2,052	\$56.00	COCO	8.0801	2 STORY	\$20,639	No		CARO ACREAGE	401	45
050-500-175-1940-00	1161 COLLINGWOOD	12/02/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$27,300	39.00	\$77,374	\$6,003	\$63,997	\$87,572	0.731	880	\$72.72	COCO	5.6108	2 STORY	\$0	No			401	70
050-500-201-1900-00	616 W GILFORD	04/01/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$93,800	53.60	\$172,354	\$26,830	\$148,170	\$178,557	0.830	3,342	\$44.34	COCO	4.2916	2 STORY	\$12,291	No		CARO ACREAGE	401	40
050-500-201-2000-00	602 W GILFORD	08/09/21	\$96,720	WD	03-ARM'S LENGTH	\$93,000	\$43,800	47.10	\$103,178	\$6,753	\$86,247	\$118,313	0.729	1,439	\$59.94	COCO	5.7929	1 STORY	\$4,143	No		CARO ACREAGE	401	55
<b>Totals:</b>			<b>\$880,720</b>			<b>\$877,000</b>	<b>\$361,700</b>		<b>\$904,729</b>		<b>\$761,990</b>	<b>\$968,980</b>			<b>\$68.27</b>		<b>0.0520</b>							
						<b>Sale. Ratio =&gt;</b>		<b>41.24</b>				<b>E.C.F. =&gt;</b>	<b>0.786</b>		<b>Std. Deviation=&gt;</b>	<b>0.09275426</b>								
						<b>Std. Dev. =&gt;</b>		<b>7.62</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.787</b>		<b>Ave. Variance=&gt;</b>	<b>7.9098</b>	<b>Coefficient of Var=&gt;</b>	<b>10.05183821</b>						

Not Used

050-034-000-4300-00	74 W GILFORD	03/09/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$47,400	63.20	\$111,335	\$9,933	\$65,067	\$124,420	0.523	1,008	\$64.55	COCO	26.3939	1.5 STORY	\$3,825	No		CARO ACREAGE	401	65
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E.C.F.s for Neighborhood: COCO 'CITY OF CARO OUTSKIRTS'

Residential : 0.786  
Town Homes/Duplexes: 0.786  
Mobile Homes : 0.786  
Agricultural Bldgs : 0.786  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000