

2026 VB 1 Brooklyn Village EFC

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 (%)	Land Value		
000-19-24-401-010-00	420 MARSHALL ST	06/12/24	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$50,400	26.18	\$151,922	\$22,007	\$170,493	\$107,368	1.588	1,139	\$149.69	VB1	30.6092	\$21,200		
000-19-24-401-011-00	414 MARSHALL ST	04/19/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$131,600	43.87	\$300,716	\$56,804	\$243,196	\$202,396	1.202	2,615	\$93.00	VB1	8.0260	\$42,400		
000-19-24-402-002-00	432 MARSHALL ST	06/07/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$96,700	42.04	\$227,493	\$30,177	\$199,823	\$163,071	1.225	1,163	\$171.82	VB1	5.6469	\$21,200		
000-19-24-403-003-00	439 MARSHALL ST	11/21/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,300	43.21	\$166,708	\$22,840	\$142,160	\$118,899	1.196	1,104	\$128.77	VB1	8.6208	\$21,200		
000-19-24-403-004-00	421 MARSHALL ST	10/05/23	\$238,900	WD	03-ARM'S LENGTH	\$238,900	\$68,000	28.46	\$211,975	\$22,403	\$216,497	\$156,671	1.382	1,512	\$143.19	VB1	10.0014	\$21,200		
000-19-24-404-018-00	114 N KING ST	05/30/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$57,400	31.89	\$144,621	\$23,170	\$156,830	\$100,373	1.562	1,392	\$112.67	VB1	28.0633	\$21,200		
000-19-24-426-005-00	231 MICHIGAN ST	07/17/24	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$75,500	51.01	\$171,778	\$30,976	\$117,024	\$116,365	1.006	1,178	\$99.34	VB1	27.6182	\$21,200		
000-19-24-426-021-00	222 MARSHALL ST	06/21/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$80,400	48.14	\$188,442	\$25,960	\$141,040	\$134,283	1.050	1,188	\$118.72	VB1	23.1521	\$21,200		
000-19-24-426-023-00	210 MARSHALL ST	06/07/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$82,800	63.69	\$190,985	\$22,680	\$107,320	\$139,095	0.772	2,033	\$52.79	VB1	51.0284	\$21,200		
000-19-24-426-036-00	103 MICHIGAN ST	04/04/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$80,500	39.27	\$191,394	\$23,897	\$181,103	\$138,427	1.308	1,376	\$131.62	VB1	2.6447	\$21,200		
000-19-24-426-041-01	207 MICHIGAN ST	03/18/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$73,300	30.54	\$172,596	\$43,125	\$196,875	\$107,001	1.840	1,298	\$151.68	VB1	55.8096	\$38,400		
000-19-24-427-011-00	128 JULIAN ST	12/27/24	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$51,900	42.54	\$122,430	\$21,200	\$100,800	\$84,704	1.190	1,104	\$91.30	VB1	9.1815	\$21,200		
000-19-24-451-010-00	114 S KING ST	02/18/25	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$68,600	51.77	\$191,349	\$21,838	\$110,662	\$140,092	0.790	1,577	\$70.17	VB1	49.1918	\$21,200		
000-19-24-476-006-00	219 CHICAGO ST	06/03/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$163,100	49.42	\$375,392	\$31,565	\$298,435	\$284,155	1.050	4,018	\$74.27	VB1	23.1587	\$30,200		
000-19-24-481-018-00	167 W LOWRY DR	06/02/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$57,900	34.67	\$149,492	\$20,928	\$146,072	\$106,251	1.375	936	\$156.06	VB1	9.2936	\$19,200		
000-19-25-201-002-04	503 TIFFANY ST	02/23/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$60,700	44.96	\$154,207	\$29,350	\$105,650	\$103,411	1.022	1,838	\$57.48	VB1	26.0195	\$26,480		
000-20-19-152-004-00	110 RIVER ST	09/10/24	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$83,600	38.70	\$217,281	\$21,578	\$194,422	\$161,738	1.202	1,104	\$176.11	VB1	7.9763	\$19,200		
000-20-19-177-008-00	347 CASE RD	05/03/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$68,300	32.52	\$157,476	\$27,377	\$182,623	\$107,520	1.699	1,356	\$134.68	VB1	41.6662	\$21,200		
000-20-19-302-004-00	213 N MAIN ST	09/05/24	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$67,000	43.51	\$157,100	\$19,200	\$134,800	\$113,967	1.183	1,635	\$82.45	VB1	9.9044	\$19,200		
000-20-19-302-010-00	219 WATER ST	03/25/24	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$68,200	31.57	\$168,254	\$34,245	\$181,755	\$110,751	1.641	1,064	\$170.82	VB1	35.9267	\$29,680		
000-20-19-326-007-00	128 BROAD ST	09/09/24	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$53,500	37.41	\$125,783	\$21,200	\$121,800	\$85,432	1.409	1,431	\$85.12	VB1	12.7354	\$21,200		
000-20-19-326-009-00	136 BROAD ST	08/05/24	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$51,700	37.74	\$124,406	\$21,200	\$115,800	\$85,294	1.358	1,020	\$113.53	VB1	7.5811	\$21,200		
000-20-19-327-005-01	120 BROAD ST	04/19/24	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$55,300	32.15	\$126,275	\$21,200	\$150,800	\$87,327	1.727	1,456	\$103.57	VB1	44.5006	\$21,200		
000-20-19-352-022-00	233 MONROE ST	07/16/24	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$101,600	57.56	\$222,660	\$23,418	\$153,082	\$164,663	0.930	2,690	\$56.91	VB1	35.2173	\$21,200		
000-20-19-352-022-00	233 MONROE ST	07/16/24	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$101,600	57.56	\$222,660	\$23,418	\$153,082	\$164,663	0.930	2,690	\$56.91	VB1	35.2173	\$21,200		
000-20-19-355-002-10	144 IRWIN ST	07/17/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$26,900	28.32	\$102,653	\$12,200	\$82,800	\$60,707	1.364	672	\$123.21	VB1	8.2092	\$12,200		
000-20-19-355-002-16	156 IRWIN ST	08/29/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$28,900	24.45	\$102,653	\$12,200	\$97,800	\$60,707	1.611	672	\$145.54	VB1	32.9182	\$12,200		
<b>Totals:</b>			<b>\$4,888,900</b>			<b>\$4,888,900</b>	<b>\$1,974,700</b>		<b>\$4,838,701</b>		<b>\$4,202,744</b>	<b>\$3,406,330</b>			<b>\$113.01</b>		<b>4.8039</b>			
									Sale. Ratio =>	40.39										
									Std. Dev. =>	10.28										
												E.C.F. =>	1.234	Std. Deviation=>		0.289849826				
												Ave. E.C.F. =>	1.282	Ave. Variance=>		23.7007	Coefficient of Var=>			
2026 VB 1 Brooklyn Village ECF used 1.260																				