2024 BELLEVUE COMMERCIAL ECF ANALYSIS

Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
200 N MAIN ST	09/30/22	\$63,000	\$63,000	\$2,441	\$60,559	\$68,781	0.880
113 N MAIN ST	09/14/22	\$21,000	\$21,000	\$2,012	\$18,988	\$43,166	0.440
116 N MAIN ST	12/30/22	\$50,000	\$50,000	\$1,437	\$48,563	\$62,656	0.775
	Totals:	\$134,000	\$134,000		\$128,110	\$174,603	
						E.C.F. =>	0.734
						USE	0.730
	200 N MAIN ST 113 N MAIN ST	200 N MAIN ST 09/30/22 113 N MAIN ST 09/14/22 116 N MAIN ST 12/30/22	200 N MAIN ST09/30/22\$63,000113 N MAIN ST09/14/22\$21,000116 N MAIN ST12/30/22\$50,000	200 N MAIN ST 09/30/22 \$63,000 \$63,000 113 N MAIN ST 09/14/22 \$21,000 \$21,000 116 N MAIN ST 12/30/22 \$50,000 \$50,000	200 N MAIN ST 09/30/22 \$63,000 \$63,000 \$2,441 113 N MAIN ST 09/14/22 \$21,000 \$2,012 116 N MAIN ST 12/30/22 \$50,000 \$50,000 \$1,437	200 N MAIN ST 09/30/22 \$63,000 \$63,000 \$2,441 \$60,559 113 N MAIN ST 09/14/22 \$21,000 \$2,012 \$18,988 116 N MAIN ST 12/30/22 \$50,000 \$50,000 \$1,437 \$48,563	200 N MAIN ST 09/30/22 \$63,000 \$63,000 \$2,441 \$60,559 \$68,781 113 N MAIN ST 09/14/22 \$21,000 \$21,000 \$2,012 \$18,988 \$43,166 116 N MAIN ST 12/30/22 \$50,000 \$50,000 \$1,437 \$48,563 \$62,656 Totals: \$134,000 \$134,000 \$128,110 \$174,603 E.C.F. =>