

2024 BELLEVUE VILLAGE RESIDENTIAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
131-000-001-005-00	735 EAST ST	08/19/22	\$179,000	\$179,000	\$39,232	\$139,768	\$85,173	1.641
131-000-001-006-01	708 N MADISON ST	09/19/22	\$115,000	\$115,000	\$37,787	\$77,213	\$116,804	0.661
131-000-001-006-01	708 N MADISON ST	12/01/22	\$127,000	\$127,000	\$37,787	\$89,213	\$116,804	0.764
131-000-001-006-01	708 N MADISON ST	01/19/23	\$156,000	\$156,000	\$46,156	\$109,844	\$116,804	0.940
131-000-001-007-00	706 N MADISON ST	09/30/22	\$178,500	\$178,500	\$27,889	\$150,611	\$137,096	1.099
131-000-003-002-00	730 N KENDALL ST	10/28/21	\$39,500	\$39,500	\$23,592	\$15,908	\$35,359	0.450
131-000-006-007-00	220 W VAN BUREN ST	10/17/22	\$170,000	\$170,000	\$31,400	\$138,600	\$136,983	1.012
131-000-007-001-00	731 N WILLIAMS ST	09/14/22	\$70,000	\$70,000	\$26,837	\$43,163	\$61,189	0.705
131-000-012-003-00	623 N MAIN ST	10/03/22	\$185,000	\$185,000	\$47,041	\$137,959	\$74,501	1.852
131-000-014-006-00	614 N KENDALL ST	01/30/23	\$94,000	\$94,000	\$29,171	\$64,829	\$60,565	1.070
131-000-015-005-00	617 N MADISON ST	12/30/21	\$110,000	\$110,000	\$47,183	\$62,817	\$92,241	0.681
131-000-015-010-00	629 N MADISON ST	12/16/22	\$143,000	\$143,000	\$29,815	\$113,185	\$92,754	1.220
131-000-016-008-00	460 E ELLSWORTH ST	08/15/22	\$140,000	\$140,000	\$23,592	\$116,408	\$61,344	1.898
131-000-020-008-00	118 E JEFFERSON ST	10/31/22	\$95,000	\$95,000	\$19,483	\$75,517	\$100,009	0.755
131-000-029-002-00	428 N WEBSTER ST	09/24/21	\$180,000	\$180,000	\$40,091	\$139,909	\$117,834	1.187
131-000-032-003-03	104 TANNERS ALLEY	01/13/22	\$164,000	\$164,000	\$18,352	\$145,648	\$118,048	1.234
131-000-033-001-00	329 N MAIN ST	06/27/22	\$130,000	\$130,000	\$24,675	\$105,325	\$61,613	1.709
131-000-033-004-00	314 N ELIZABETH ST	03/09/22	\$120,000	\$120,000	\$34,565	\$85,435	\$68,319	1.251
131-000-034-005-04	310 N WILLIAMS ST	11/18/22	\$138,000	\$138,000	\$36,942	\$101,058	\$71,357	1.416
131-000-038-006-00	314 W JACKSON ST	07/12/22	\$181,000	\$181,000	\$25,597	\$155,403	\$144,048	1.079
131-000-039-002-00	223 N ELIZABETH ST	01/13/23	\$30,000	\$30,000	\$24,450	\$5,550	\$74,995	0.074
131-000-039-004-00	220 N WILLIAMS ST	08/01/22	\$208,200	\$208,200	\$49,006	\$159,194	\$138,597	1.149
131-000-039-007-00	219 N ELIZABETH ST	08/01/22	\$208,200	\$208,200	\$49,006	\$159,194	\$138,597	1.149
131-000-041-016-00	122 E JACKSON ST	01/13/23	\$110,000	\$110,000	\$12,096	\$97,904	\$67,531	1.450
131-000-042-008-01	203 EAST ST	04/04/22	\$148,000	\$148,000	\$25,652	\$122,348	\$68,794	1.778
131-000-044-008-00	120 N ELIZABETH ST	09/24/21	\$150,000	\$150,000	\$22,662	\$127,338	\$104,028	1.224
131-000-045-005-00	120 N WILLIAMS ST	11/23/22	\$140,000	\$140,000	\$37,875	\$102,125	\$93,321	1.094
131-000-046-002-01	309 W JACKSON ST	08/09/22	\$92,500	\$92,500	\$18,492	\$74,008	\$68,204	1.085
131-000-046-002-01	309 W JACKSON ST	09/28/22	\$129,900	\$129,900	\$18,492	\$111,408	\$68,204	1.633
131-000-046-007-00	318 W CAPITAL AVE	12/02/21	\$61,600	\$61,600	\$20,661	\$40,939	\$73,302	0.558
131-000-049-025-00	128 N ADAMS ST	06/21/22	\$75,000	\$75,000	\$19,590	\$55,410	\$59,173	0.936
131-000-049-025-00	128 N ADAMS ST	06/22/22	\$76,000	\$76,000	\$24,222	\$51,778	\$59,173	0.875
131-000-053-002-00	420 N KENDALL ST	09/24/21	\$130,000	\$130,000	\$20,731	\$109,269	\$80,566	1.356
131-000-053-006-01	222 VINE ST	12/17/21	\$141,000	\$141,000	\$29,205	\$111,795	\$62,984	1.775
131-028-300-130-00	625 W CAPITAL AVE	09/19/22	\$160,000	\$160,000	\$32,222	\$127,778	\$105,788	1.208
131-028-400-065-01	203 S WILLIAMS ST	10/18/21	\$96,000	\$96,000	\$28,772	\$67,228	\$62,014	1.084
131-028-400-190-00	224 E CATHERINE ST	11/16/21	\$56,000	\$56,000	\$20,545	\$35,455	\$42,335	0.837
131-028-400-255-00	204 E JANE ST	04/13/22	\$136,000	\$136,000	\$20,045	\$115,955	\$92,202	1.258
131-028-400-270-00	224 E JANE ST	08/12/22	\$138,000	\$138,000	\$23,209	\$114,791	\$106,326	1.080
131-041-603-004-00	611 S MAIN ST	03/27/23	\$167,000	\$167,000	\$35,652	\$131,348	\$88,817	1.479
131-046-605-004-00	411 S ELIZABETH ST	09/30/22	\$116,500	\$116,500	\$21,232	\$95,268	\$72,765	1.309
131-065-603-003-00	242 E CATHERINE ST	09/19/22	\$140,000	\$140,000	\$20,045	\$119,955	\$79,125	1.516

Totals: \$5,424,900 \$5,424,900 \$4,203,851 \$3,675,683

Ave. E.C.F. 1.156