

ECF 400 R-CURB C & D 2023 4-1-20 TO 3-31-22

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asst. when Sold	Asst./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residential	Cost Mon. \$	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	Building Dept.
010-011-000-000-011	1701 MOSHER ST	06/04/20	\$267,000	WD	03-ARM'S LENGTH	\$187,000	\$181,900	37.38	\$479,700	\$21,955	\$269,655	\$463,858	0.658	4,334	265.55	400	24.826%	MULTI-STY		\$24,000		//		R-FLURB C&D	401	53
010-B15-000-003-00	4527 MOCASA CT	03/31/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$70,050	45.19	\$173,643	\$27,766	\$127,234	\$169,231	0.752	1,883	567.57	400	15.444%	RANCH		\$24,019		//		R-CURB C&D	401	60
010-B15-000-019-00	4584 MOCASA CT	01/04/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$55,200	43.13	\$134,990	\$26,123	\$101,877	\$126,296	0.807	1,040	597.96	400	9.962%	RANCH		\$13,623		//		R-CURB C&D	401	69
010-B15-000-025-00	4534 MOCASA CT	10/07/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,080	49.40	\$85,236	\$28,977	\$48,023	\$67,586	0.711	1,008	\$47.64	400	19.573%	RANCH		\$22,305		//		R-CURB C&D	401	48
010-B15-000-026-00	4526 MOCASA CT	08/23/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$51,450	35.00	\$118,785	\$25,419	\$121,581	\$108,913	1.122	1,037	\$117.24	400	21.613%	RANCH		\$20,880		//		R-CURB C&D	401	61
010-E15-000-004-00	3460 EUCLID CT	04/30/21	\$151,800	WD	03-ARM'S LENGTH	\$151,800	\$69,950	46.05	\$162,241	\$36,981	\$114,919	\$145,313	0.791	1,572	\$79.10	400	11.544%	RANCH		\$23,746		//		R-CURB C&D	401	61
010-E15-000-007-00	3424 EUCLID CT	02/23/21	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$51,550	39.30	\$151,518	\$20,117	\$110,883	\$140,036	0.844	1,777	\$66.90	400	6.216%	RANCH		\$23,576		//		R-CURB C&D	401	58
010-E15-000-012-00	3469 EUCLID CT	06/10/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$89,550	63.96	\$188,384	\$54,193	\$85,807	\$155,674	0.551	1,219	\$70.39	400	35.508%	RANCH		\$46,993		//		R-CURB C&D	401	48
010-F10-000-004-00	607 WEBB DR	09/15/20	\$113,700	WD	03-ARM'S LENGTH	\$113,700	\$43,300	38.08	\$105,504	\$27,634	\$86,066	\$90,336	0.953	1,486	\$57.92	400	4.646%	MULTI-STY		\$25,534		//		R-CURB C&D	401	47
010-F10-001-007-00	615 WEBB DR	01/17/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$84,450	47.81	\$216,606	\$80,438	\$104,540	\$151,968	0.662	1,639	\$64.19	400	24.431%	RANCH		\$71,495		//		R-CURB C&D	401	47
010-F10-002-002-00	703 WEBB DR	11/20/20	\$166,045	WD	03-ARM'S LENGTH	\$166,045	\$0	0.00	\$189,548	\$37,054	\$128,991	\$176,907	0.729	1,480	\$87.16	400	17.718%	RANCH		\$29,364		//		R-CURB C&D	401	65
010-F10-002-005-00	709 WEBB DR	07/31/20	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$67,700	44.28	\$169,038	\$30,240	\$122,660	\$161,019	0.762	1,890	\$64.90	400	14.456%	RANCH	RES DUPLX	\$25,534		//		R-CURB C&D	401	57
010-F10-004-003-00	704 WEBB DR	12/29/21	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$65,100	64.82	\$127,111	\$20,218	\$56,702	\$132,382	0.487	1,434	\$88.19	400	41.899%	RANCH		\$26,878		//		R-CURB C&D	401	56
010-F10-004-004-00	706 WEBB DR	12/7/21	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$94,400	47.22	\$228,231	\$33,178	\$166,722	\$226,280	0.737	2,824	\$59.64	400	16.948%	RANCH		\$26,878		//		R-CURB C&D	401	54
010-F10-004-007-00	712 WEBB DR	01/18/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$54,850	37.83	\$126,809	\$30,658	\$114,342	\$111,544	1.025	1,156	\$98.91	400	11.880%	MULTI-STY		\$26,878		//		R-CURB C&D	401	60
010-F10-004-011-00	703 HANDY DR	02/17/22	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$183,950	35.24	\$289,436	\$38,568	\$236,412	\$283,002	1.180	2,571	\$99.73	400	19.418%	MULTI-STY		\$30,909		//		R-CURB C&D	401	66
010-F10-005-001-00	804 W NORTH UNION ST	06/23/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$61,100	48.49	\$148,826	\$28,051	\$97,949	\$146,110	0.669	1,640	\$59.73	400	20.716%	RANCH		\$24,901		//		R-CURB C&D	401	59
010-F10-005-012-00	607 FROST DR	06/30/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$74,150	34.01	\$171,893	\$34,988	\$183,012	\$158,823	1.152	1,886	\$97.04	400	24.602%	RANCH		\$26,878		//		R-CURB C&D	401	55
010-F10-006-001-00	700 HANDY DR	09/24/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$66,650	32.51	\$153,438	\$46,699	\$138,301	\$123,827	1.278	1,480	\$106.96	400	37.212%	RANCH		\$30,909		//		R-CURB C&D	401	52
010-F10-006-012-00	705 FROST DR	06/29/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$46,000	41.12	\$113,073	\$29,608	\$82,392	\$99,923	0.845	960	\$85.83	400	6.148%	RANCH		\$26,878		//		R-CURB C&D	401	56
010-F10-008-004-00	706 FROST DR	03/29/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$88,650	37.41	\$204,173	\$39,075	\$201,925	\$198,169	1.029	1,786	\$133.06	400	12.305%	RANCH		\$30,665		//		R-CURB C&D	401	59
010-F10-008-009-00	716 FROST DR	09/20/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$60,050	34.31	\$144,100	\$34,854	\$140,146	\$126,736	1.106	1,386	\$101.12	400	19.953%	RANCH		\$30,654		//		R-CURB C&D	401	57
010-F10-009-004-00	1894 MOSHER ST	12/15/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,650	38.66	\$160,543	\$31,021	\$137,979	\$149,097	1.060	1,414	\$113.72	400	15.327%	RANCH		\$27,821		//		R-CURB C&D	401	59
010-F10-009-008-00	1802 MOSHER ST	12/21/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,900	39.95	\$213,825	\$32,021	\$187,979	\$210,910	0.891	2,924	\$64.29	400	1.5003%	RANCH	RES DUPLX	\$27,821		//		R-CURB C&D	401	50
010-G00-000-009-00	3024 COVENTRY DR	08/17/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$77,100	48.19	\$199,240	\$22,682	\$137,318	\$199,863	0.694	2,160	\$63.57	400	21.076%	B-LEVEL		\$19,605		//		R-CURB C&D	401	69
010-G00-000-011-00	3096 COVENTRY DR	02/10/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$41,650	31.55	\$96,202	\$21,797	\$110,003	\$96,317	1.277	905	\$119.14	400	37.044%	RANCH		\$18,907		//		R-CURB C&D	401	55
010-G00-000-013-00	3102 COVENTRY DR	06/04/21	\$139,200	WD	03-ARM'S LENGTH	\$139,200	\$48,150	34.59	\$110,751	\$22,576	\$116,624	\$102,291	1.140	1,274	\$91.54	400	23.383%	B-LEVEL		\$18,663		//		R-CURB C&D	401	55
010-G00-000-019-00	3146 COVENTRY DR	02/24/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$39,850	29.52	\$91,821	\$22,333	\$122,667	\$80,613	1.398	988	\$114.04	400	49.135%	RANCH		\$18,663		//		R-CURB C&D	401	59
010-G00-000-020-00	3154 COVENTRY DR	07/23/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$46,350	30.90	\$123,819	\$22,861	\$127,137	\$113,294	1.084	988	\$128.68	400	17.818%	RANCH		\$18,663		//		R-CURB C&D	401	70
010-G00-000-021-00	3160 COVENTRY DR	02/10/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$47,100	40.96	\$113,481	\$23,684	\$91,316	\$104,173	0.877	1,380	\$66.17	400	2.970%	MULTI-STY		\$18,663		//		R-CURB C&D	401	60
010-G00-000-021-00	3170 COVENTRY DR	10/23/20	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$42,150	36.03	\$107,020	\$37,931	\$79,069	\$80,150	0.987	988	\$80.03	400	8.023%	RANCH		\$29,672		//		R-CURB C&D	401	51
010-G25-000-004-00	3088 CANTERBURY DR	06/30/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$63,150	37.59	\$146,254	\$27,900	\$140,100	\$138,243	1.029	1,676	\$80.59	400	22.795%	B-LEVEL		\$20,318		//		R-CURB C&D	401	61
010-G26-000-021-00	3083 CANTERBURY DR	03/17/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$65,550	38.56	\$151,047	\$25,305	\$144,695	\$145,872	0.992	1,404	\$108.06	400	8.5647%	RANCH		\$20,318		//		R-CURB C&D	401	64
010-G26-000-048-00	3165 CANTERBURY DR	04/21/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$66,850	48.44	\$154,159	\$30,634	\$107,366	\$141,300	0.749	1,794	\$59.85	400	15.704%	B-LEVEL		\$25,594		//		R-CURB C&D	401	64
010-G27-000-081-00	3026 YORKSHIRE DR	09/18/20	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$46,050	32.20	\$128,178	\$32,118	\$110,882	\$111,439	0.995	1,724	\$64.32	400	8.972%	B-LEVEL		\$25,099		//		R-CURB C&D	401	59
010-G27-000-082-00	3040 YORKSHIRE DR	05/04/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$63,500	38.02	\$146,053	\$24,518	\$142,482	\$140,992	1.011	1,375	\$103.62	400	10.428%	RANCH		\$20,318		//		R-CURB C&D	401	60
010-L26-000-027-00	4612 W LEWIS DR	07/06/20	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$70,250	50.91	\$175,719	\$56,607	\$81,393	\$138,181	0.589	1,258	\$64.70	400	31.724%	RANCH		\$13,118		//		R-CURB C&D	401	53

Total: \$6,010,645

\$2,402,290

\$5,944,095

\$4,749,181

\$5,432,287

\$82.68

0.218822575

3.2051

Sale. Ratio => 39.98

Std. Dev. => 10.72

Ave. E.C.F. => 0.906

Std. Deviation=> 18.5145

Coefficient of Var=>

20.42913209

USED 0.874 FOR 2023