

ECF 400 R-CURB C&D 2024 4-1-21 TO 3-31-2023

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
010-B15-000-014-00	4623 MOCASA CT	02/09/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$80,100	50.09	\$191,244	\$43,170	\$116,730	\$169,421	0.689	1,540
010-B15-000-021-00	4566 MOCASA CT	08/26/22	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$82,500	48.10	\$193,615	\$35,258	\$136,242	\$181,187	0.752	1,740
010-B15-000-025-00	4534 MOCASA CT	10/07/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,050	49.40	\$95,491	\$32,359	\$42,641	\$72,233	0.590	1,008
010-B15-000-026-00	4526 MOCASA CT	08/13/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$51,450	35.00	\$130,019	\$30,500	\$116,500	\$113,866	1.023	1,037
010-E15-000-004-00	3460 EUCLID CT	04/30/21	\$151,900	WD	03-ARM'S LENGTH	\$151,900	\$69,950	46.05	\$176,553	\$42,931	\$108,969	\$152,886	0.713	1,572
010-F10-003-004-00	606 WEBB DR	07/26/22	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$67,700	56.46	\$160,853	\$40,770	\$79,130	\$137,395	0.576	1,341
010-F10-003-014-00	611 HANDY DR	01/24/23	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$66,050	40.05	\$162,939	\$40,694	\$124,206	\$139,868	0.888	1,532
010-F10-004-003-00	704 WEBB DR	12/28/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$55,100	64.82	\$139,705	\$36,632	\$48,368	\$117,932	0.410	1,434
010-F10-004-004-00	706 WEBB DR	12/29/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$94,400	47.22	\$247,161	\$39,537	\$160,363	\$237,556	0.675	2,824
010-F10-004-007-00	712 WEBB DR	01/18/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$54,850	37.83	\$139,499	\$37,047	\$107,953	\$117,222	0.921	1,156
010-F10-004-011-00	703 HANDY DR	02/17/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$103,950	35.24	\$260,195	\$46,075	\$248,925	\$244,989	1.016	2,571
010-F10-005-008-00	614 HANDY DR	11/28/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$69,900	31.77	\$174,516	\$38,292	\$181,708	\$155,863	1.166	1,490
010-F10-005-012-00	607 FROST DR	06/30/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$74,150	34.01	\$187,039	\$41,535	\$176,465	\$166,481	1.060	1,886
010-F10-006-001-00	700 HANDY DR	09/24/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$66,650	32.51	\$168,151	\$54,699	\$150,301	\$129,808	1.158	1,480
010-F10-006-005-00	708 HANDY DR	12/20/22	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$69,050	52.51	\$163,528	\$37,462	\$94,038	\$144,240	0.652	1,650
010-F10-006-010-00	701 FROST DR	03/28/23	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$58,600	46.51	\$141,325	\$40,176	\$85,824	\$115,731	0.742	1,337
010-F10-006-016-00	713 FROST DR	05/13/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$60,100	33.39	\$143,304	\$42,388	\$137,612	\$115,465	1.192	1,104
010-F10-008-004-00	706 FROST DR	03/29/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$88,650	37.41	\$222,510	\$42,363	\$194,637	\$206,118	0.944	1,786
010-F10-008-007-00	712 FROST DR	01/18/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$84,950	51.48	\$200,498	\$48,387	\$116,613	\$174,040	0.670	1,945
010-F10-008-009-00	716 FROST DR	09/20/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$60,050	34.31	\$158,447	\$42,142	\$132,858	\$133,072	0.998	1,386
010-F10-009-004-00	1904 MOSHER ST	12/15/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$69,650	36.66	\$175,540	\$38,631	\$151,369	\$156,646	0.966	1,414
010-G05-000-010-00	3074 COVENTRY DR	05/26/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$67,800	30.96	\$159,188	\$28,770	\$190,230	\$149,220	1.275	1,444
010-G05-000-012-00	3096 COVENTRY DR	02/10/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$41,650	31.55	\$105,707	\$26,540	\$105,460	\$90,580	1.164	925
010-G05-000-013-00	3102 COVENTRY DR	06/04/21	\$139,200	WD	03-ARM'S LENGTH	\$139,200	\$48,150	34.59	\$120,898	\$27,081	\$112,119	\$107,342	1.045	1,274
010-G05-000-019-00	3146 COVENTRY DR	02/24/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$39,850	29.52	\$100,794	\$26,758	\$108,242	\$84,709	1.278	988
010-G05-000-020-00	3154 COVENTRY DR	07/12/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$46,350	30.90	\$135,240	\$27,281	\$122,719	\$123,523	0.993	988
010-G05-000-032-00	3125 COVENTRY DR	08/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$77,400	51.60	\$181,668	\$27,868	\$122,132	\$175,973	0.694	1,580
010-G05-000-040-00	3067 COVENTRY DR	09/29/22	\$143,500	WD	03-ARM'S LENGTH	\$143,500	\$53,300	37.14	\$126,125	\$30,004	\$113,496	\$109,978	1.032	1,488
010-G25-000-004-00	3036 CANTERBURY I	06/18/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$63,150	37.59	\$157,945	\$32,873	\$135,127	\$143,103	0.944	1,676
010-G25-000-017-00	3053 CANTERBURY I	11/29/22	\$142,100	WD	03-ARM'S LENGTH	\$142,100	\$44,850	31.56	\$107,116	\$29,104	\$112,996	\$89,259	1.266	925
010-G25-000-021-00	3083 CANTERBURY I	03/17/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$65,550	38.56	\$164,330	\$30,196	\$139,804	\$153,471	0.911	1,404
010-G26-000-048-00	3165 CANTERBURY I	04/21/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$66,850	48.44	\$168,466	\$36,701	\$101,299	\$150,761	0.672	1,794
010-G27-000-053-00	3177 YORKSHIRE DR	05/27/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$71,400	42.00	\$173,133	\$37,271	\$132,729	\$155,449	0.854	1,190
010-G27-000-082-00	3040 YORKSHIRE DR	05/04/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$63,500	38.02	\$158,838	\$29,331	\$137,669	\$148,177	0.929	1,375
010-G27-000-097-00	3158 YORKSHIRE DR	12/02/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$73,300	35.76	\$174,588	\$39,617	\$165,383	\$154,429	1.071	1,836

Totals:	\$5,791,300		\$5,791,300		\$2,287,950		\$5,666,168		\$4,510,857		\$5,017,992		0.899	
					Sale. Ratio =>		39.51				E.C.F. =>		0.899	
					Std. Dev. =>		8.66				Ave. E.C.F. =>		0.912	

USED 0.912 FOR 2024