

**ECF 410 R-CURB C&B 2024 4-1-21 TO 3-31-23**

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
010-018-400-185-00	3298 GLENDORA DR	10/05/21	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$55,950	36.69	\$158,905	\$44,209	\$108,291	\$142,834	0.758	1,316
010-018-400-220-00	3307 CATALINA DR	02/25/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$78,250	42.30	\$206,531	\$43,954	\$141,046	\$202,462	0.697	1,679
010-A05-000-007-00	4067 ALLEN CT	10/31/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$67,200	42.03	\$167,001	\$52,624	\$107,276	\$142,437	0.753	1,414
010-A05-000-014-00	4108 ALLEN CT	08/19/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$117,000	53.18	\$289,595	\$71,944	\$148,056	\$271,047	0.546	2,708
010-A05-000-016-00	4088 ALLEN CT	07/25/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$83,100	44.92	\$201,924	\$59,682	\$125,318	\$177,138	0.707	1,432
010-A05-000-020-00	4050 ALLEN CT	01/11/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,000	50.71	\$188,192	\$55,122	\$84,878	\$165,716	0.512	1,397
010-B20-000-002-00	4030 RICHLYN CT	12/17/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,800	37.67	\$174,431	\$53,860	\$126,140	\$150,151	0.840	1,420
010-B20-000-009-00	3384 PEARL LN	03/28/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$66,400	34.05	\$165,062	\$71,068	\$123,932	\$117,054	1.059	1,460
010-B25-000-024-00	3055 E BIRCH DR	04/23/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$52,450	31.79	\$142,511	\$52,789	\$112,211	\$111,734	1.004	1,229
010-F08-000-014-00	4635 FOXCROFT DR	04/01/21	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$94,550	41.13	\$241,003	\$47,441	\$182,459	\$241,049	0.757	1,830
010-F08-000-030-00	4740 FOXCROFT DR	02/02/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$72,750	27.98	\$188,218	\$42,274	\$217,726	\$181,748	1.198	2,037
010-G30-000-002-00	4519 GREENFIELD DR	10/12/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,150	35.13	\$117,620	\$41,379	\$78,621	\$94,945	0.828	1,080
010-G30-000-003-00	4521 GREENFIELD DR	06/11/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,250	32.88	\$138,554	\$35,314	\$129,686	\$128,568	1.009	1,172
010-G30-000-005-00	4535 GREENFIELD DR	05/14/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$40,100	40.10	\$108,081	\$34,679	\$65,321	\$91,410	0.715	1,024
010-G30-000-011-00	3297 GREENFIELD CT	08/13/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,250	37.74	\$201,051	\$43,492	\$166,508	\$196,213	0.849	1,963
010-G30-000-030-00	4566 GREENFIELD DR	06/10/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$55,100	35.78	\$152,904	\$55,856	\$98,144	\$120,857	0.812	1,200
010-W10-000-009-00	3360 GLENDORA DR	10/07/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$50,800	30.79	\$128,103	\$42,924	\$122,076	\$106,076	1.151	1,153
010-L27-000-004-00	4176 S PAUL CIRCLE	04/14/21	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$84,500	32.63	\$215,311	\$37,841	\$221,159	\$221,009	1.001	1,520
010-L27-000-031-00	4197 S PAUL CIRCLE	07/23/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$96,150	38.48	\$246,696	\$48,390	\$201,510	\$246,956	0.816	1,510
010-L28-000-034-00	4182 N PAUL CIRCLE	08/26/22	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$103,000	36.80	\$248,508	\$46,044	\$233,856	\$252,135	0.928	1,536
010-L30-000-017-00	4444 W PARK DR	02/25/22	\$195,500	WD	03-ARM'S LENGTH	\$195,500	\$68,350	34.96	\$183,219	\$43,705	\$151,795	\$173,741	0.874	1,569
010-L30-000-044-00	4443 E PARK DR	05/03/21	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$92,350	42.97	\$254,420	\$47,468	\$167,432	\$257,724	0.650	1,914
010-L30-000-053-00	3064 LINDEN PARK DR	04/26/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$100,250	39.31	\$253,101	\$66,912	\$188,088	\$231,867	0.811	2,491
010-M10-000-009-00	3079 CRESTWOOD CT	11/01/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$108,850	39.58	\$298,415	\$47,901	\$227,099	\$311,973	0.728	2,821
010-N10-000-014-00	3018 MELROSE DR	12/02/21	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$68,750	31.46	\$188,771	\$49,634	\$168,866	\$173,271	0.975	1,728
010-N10-000-016-00	3034 MELROSE DR	10/26/22	\$257,400	WD	03-ARM'S LENGTH	\$257,400	\$85,550	33.24	\$205,758	\$45,019	\$212,381	\$200,173	1.061	1,728
010-N10-000-022-00	3086 KIRKWOOD PL	09/03/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$84,700	46.54	\$221,097	\$54,969	\$127,031	\$206,884	0.614	1,640
010-N11-000-073-00	3052 SHANNON LN	09/27/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$77,450	35.53	\$199,956	\$44,645	\$173,355	\$193,413	0.896	1,824
010-N11-000-083-00	3036 S GLENWAY DR	08/04/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$87,700	37.00	\$215,228	\$47,477	\$189,523	\$208,905	0.907	1,890
010-N11-000-086-00	4131 E GLENWAY DR	07/15/22	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$79,750	36.50	\$200,497	\$70,980	\$147,520	\$161,291	0.915	1,656
010-N11-000-090-00	4079 E GLENWAY DR	06/23/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$80,900	33.72	\$209,955	\$46,096	\$193,804	\$204,059	0.950	2,014
010-N12-000-113-00	4079 DOVER LN	12/03/21	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$78,100	45.54	\$219,008	\$49,577	\$121,923	\$210,998	0.578	1,300
010-N12-000-116-00	4107 DOVER LN	07/22/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$75,000	31.91	\$194,951	\$43,291	\$191,709	\$188,867	1.015	1,676
010-S19-000-099-00	3905 INLAND DR	08/19/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$73,650	36.83	\$187,490	\$40,230	\$159,770	\$183,387	0.871	1,664
010-S16-000-041-00	3959 RANCH DR	03/16/23	\$191,500	WD	03-ARM'S LENGTH	\$191,500	\$56,150	29.32	\$136,525	\$41,727	\$149,773	\$118,055	1.269	1,244
010-S20-000-105-00	3930 MAYWOOD DR	08/29/22	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$64,650	37.48	\$171,404	\$41,475	\$131,025	\$161,804	0.810	1,220
010-S20-000-110-00	3943 MAYWOOD DR	03/31/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$71,750	33.37	\$173,095	\$38,570	\$176,430	\$167,528	1.053	1,608
010-S21-000-127-00	3902 SEQUIN DR	10/08/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$61,550	34.39	\$157,043	\$40,230	\$138,770	\$145,471	0.954	1,176
010-S21-000-134-00	3903 SEQUIN DR	05/26/21	\$175,900	WD	03-ARM'S LENGTH	\$175,900	\$71,550	40.68	\$183,060	\$39,325	\$136,575	\$178,998	0.763	1,906
010-S22-000-149-00	3405 ANNA DR	07/15/22	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$69,800	35.43	\$168,198	\$41,112	\$155,888	\$158,264	0.985	1,580
010-S22-000-160-00	3933 BUSH DR	09/30/22	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$84,650	33.21	\$203,337	\$46,703	\$208,197	\$195,061	1.067	1,896
010-S22-000-161-00	3945 BUSH DR	04/18/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$66,900	36.16	\$161,760	\$42,739	\$142,261	\$148,220	0.960	1,412
010-S40-000-009-00	4681 RICHARDSON DR	01/27/23	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$69,550	39.77	\$179,000	\$52,300	\$122,600	\$157,783	0.777	1,575
010-S40-000-019-00	4656 RICHARDSON DR	01/26/23	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$88,650	41.82	\$221,731	\$69,602	\$142,398	\$189,451	0.752	2,404

010-S40-000-021-00	4668 RICHARDSON DR	11/14/22	\$220,500	WD	03-ARM'S LENGTH	\$220,500	\$93,100	42.22	\$220,866	\$40,847	\$179,653	\$224,183	0.801	2,046
010-S40-000-023-00	4686 RICHARDSON DR	04/30/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$52,300	32.69	\$132,755	\$37,188	\$122,812	\$119,012	1.032	1,351
010-W05-000-003-00	3974 ANDOVER DR	05/26/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$91,900	36.76	\$220,467	\$55,855	\$194,145	\$204,996	0.947	2,244
010-W06-000-039-00	3084 CANDLESTICK LN	10/18/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$95,500	36.04	\$263,603	\$53,471	\$211,529	\$261,684	0.808	2,154
010-W10-000-027-00	3311 CATALINA DR	11/24/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$61,550	54.47	\$159,482	\$43,504	\$69,496	\$144,431	0.481	1,155
010-W10-000-027-00	3311 CATALINA DR	05/25/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$65,200	35.05	\$159,482	\$43,504	\$142,496	\$144,431	0.987	1,155
010-W10-000-046-00	4440 ALTADENA DR	09/01/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$67,000	70.53	\$160,479	\$49,163	\$45,837	\$138,625	0.331	1,464
010-W10-000-053-00	3328 CATALINA DR	03/15/23	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$67,150	35.53	\$165,727	\$43,203	\$145,797	\$152,583	0.956	1,640
010-W10-000-060-00	4447 ALVARADO DR	06/30/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$58,700	34.55	\$151,786	\$48,738	\$121,162	\$128,329	0.944	1,156
010-W10-000-062-00	3327 GLENDORA DR	05/12/22	\$139,500	WD	03-ARM'S LENGTH	\$139,500	\$51,200	36.70	\$136,510	\$42,052	\$97,448	\$117,631	0.828	1,160
010-W11-000-072-00	4408 DARLA DR	08/12/22	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$78,450	41.07	\$199,611	\$49,900	\$141,100	\$186,440	0.757	1,351
010-W20-000-006-00	4692 MORNINGSIDE DR	11/05/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$65,600	37.49	\$168,256	\$51,077	\$123,923	\$145,927	0.849	1,541
010-W20-000-017-00	4673 MORNINGSIDE DR	07/21/22	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$76,550	37.25	\$183,976	\$50,391	\$155,109	\$166,357	0.932	1,724
<b>Totals:</b>			<b>\$11,210,400</b>			<b>\$11,210,400</b>	<b>\$4,222,500</b>		<b>\$10,790,220</b>		<b>\$8,468,934</b>	<b>\$10,023,355</b>		
								<b>Sale. Ratio =&gt;</b>	<b>37.67</b>			<b>E.C.F. =&gt;</b>	<b>0.845</b>	
								<b>Std. Dev. =&gt;</b>	<b>6.88</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.857</b>	

**USED 0.857 FOR 2024**