

ECF 420 R-C 2024 4-1-20 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.		
010-A25-000-010-00	3224 ARNOLD CT	11/03/22	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$69,200	47.07	\$157,869	\$32,803	\$114,197	\$143,260	0.797		
010-A25-000-011-00	3216 ARNOLD CT	08/07/20	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$47,700	33.47	\$135,207	\$32,653	\$109,847	\$117,473	0.935		
010-A25-000-023-00	3215 ARNOLD CT	09/16/20	\$134,500	WD	03-ARM'S LENGTH	\$134,500	\$46,400	34.50	\$140,140	\$46,419	\$88,081	\$107,355	0.820		
010-B15-000-051-00	4550 WESTFIELD CT	12/08/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$55,750	47.25	\$144,554	\$32,392	\$85,608	\$128,479	0.666		
010-C05-000-007-00	4194 SHERRY CT	05/07/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$46,050	35.42	\$131,139	\$31,235	\$98,765	\$114,438	0.863		
010-C05-000-011-00	4162 SHERRY CT	11/02/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$67,950	36.53	\$163,494	\$40,597	\$145,403	\$140,775	1.033		
010-C05-000-019-00	4161 SHERRY CT	04/23/21	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$66,650	44.14	\$173,730	\$32,835	\$118,165	\$161,392	0.732		
010-C05-000-020-00	4175 SHERRY CT	11/21/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,100	50.08	\$144,794	\$33,211	\$86,789	\$127,816	0.679		
010-G15-000-014-00	3330 SHANE DR	07/30/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$91,150	60.77	\$233,783	\$34,795	\$115,205	\$227,936	0.505		
010-G15-000-031-00	3329 W DOUGLAS DR	10/27/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$85,850	63.59	\$218,031	\$34,318	\$100,682	\$210,439	0.478		
010-G15-000-043-00	2955 DOUGLAS DR	06/23/20	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$41,700	29.26	\$117,682	\$34,558	\$107,942	\$95,216	1.134		
010-L35-000-015-00	4117 RICHMARK LN	06/26/20	\$183,900	WD	03-ARM'S LENGTH	\$183,900	\$68,450	37.22	\$207,236	\$53,800	\$130,100	\$175,757	0.740		
010-L35-000-016-00	4137 RICHMARK LN	03/13/23	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$53,100	42.14	\$132,410	\$50,012	\$75,988	\$94,385	0.805		
010-L35-000-037-00	4174 RICHMARK LN	10/21/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,100	38.24	\$157,267	\$44,197	\$120,803	\$129,519	0.933		
010-L35-000-048-00	4064 RICHMARK LN	11/04/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$61,650	33.32	\$150,726	\$40,844	\$144,156	\$125,867	1.145		
010-L35-000-051-00	4036 RICHMARK LN	08/13/20	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$61,900	36.63	\$175,069	\$42,919	\$126,081	\$151,375	0.833		
Totals:			\$2,385,400			\$2,385,400	\$986,700		\$2,583,131		\$1,767,812	\$2,251,481			
									Sale. Ratio =>	41.36				E.C.F. =>	0.785
									Std. Dev. =>	9.82				Ave. E.C.F. =>	0.819

USED 0.819 FOR 2024