

ECF 445 R-D&C 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.
010-003-100-040-00	1046 PINE RD	11/21/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$18,200	30.33	\$42,769	\$13,635	\$46,365	\$37,984	1.221
010-003-100-060-00	1060 PINE RD	06/02/21	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$60,450	69.48	\$169,905	\$55,385	\$31,615	\$146,821	0.215
010-003-100-245-01	983 PINE RD	07/06/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$87,450	54.66	\$215,300	\$80,099	\$79,901	\$173,335	0.461
010-003-100-305-00	940 SHADY SHORES RD	06/03/22	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$36,950	42.47	\$93,831	\$44,292	\$42,708	\$63,512	0.672
010-004-200-090-02	4390 OAKRIDGE RD	07/08/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$0	0.00	\$233,704	\$58,050	\$66,950	\$225,197	0.297
010-006-200-100-01	3090 N EUCLID AVE	09/28/22	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$38,800	40.89	\$94,044	\$28,636	\$66,264	\$83,856	0.790
010-006-400-550-00	3402 BARBER RD	08/02/21	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$21,900	25.80	\$57,272	\$23,593	\$61,307	\$43,178	1.420
010-006-400-570-00	3442 BARBER RD	03/31/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$24,400	44.36	\$71,674	\$15,389	\$39,611	\$72,160	0.549
010-006-400-575-00	3450 BARBER RD	03/25/22	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$30,250	64.36	\$78,218	\$25,548	\$21,452	\$67,526	0.318
010-007-200-035-00	3548 COLE LN	12/01/21	\$59,900	MLC	03-ARM'S LENGTH	\$59,900	\$50,650	84.56	\$125,691	\$36,578	\$23,322	\$114,247	0.204
010-008-200-360-00	3948 PLUMMER DR	04/18/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$46,700	51.89	\$111,392	\$31,649	\$58,351	\$102,235	0.571
010-009-400-055-00	4471 JEAN RD	06/10/21	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$36,700	63.28	\$97,911	\$33,461	\$24,539	\$82,628	0.297
010-017-100-105-00	198 W GARY ST	08/26/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$40,550	32.44	\$103,039	\$22,468	\$102,532	\$103,296	0.993
010-017-300-070-00	1204 N ERIE ST	10/01/21	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$31,250	38.11	\$80,233	\$28,072	\$53,928	\$66,873	0.806
010-017-300-080-00	1208 N ERIE ST	12/07/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,450	32.93	\$106,620	\$34,541	\$100,459	\$92,409	1.087
010-017-300-090-00	1212 N ERIE ST	06/15/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$36,950	32.99	\$89,023	\$25,942	\$86,058	\$80,873	1.064
010-019-400-108-00	207 S WESTLAWN AVE	01/11/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$34,400	52.92	\$85,878	\$18,070	\$46,930	\$86,933	0.540
010-019-400-108-00	207 S WESTLAWN AVE	07/18/22	\$72,200	WD	03-ARM'S LENGTH	\$72,200	\$36,350	50.35	\$85,878	\$18,070	\$54,130	\$86,933	0.623
010-031-300-170-00	3024 LEMUEL DR	08/22/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,800	37.80	\$93,295	\$18,025	\$81,975	\$96,500	0.849
010-031-300-225-01	3065 LAZAROWICZ DR	07/19/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$87,100	48.39	\$212,206	\$63,085	\$116,915	\$191,181	0.612
010-031-300-230-01	3045 LAZAROWICZ DR	06/24/22	\$87,900	WD	03-ARM'S LENGTH	\$87,900	\$37,100	42.21	\$88,691	\$23,474	\$64,426	\$83,612	0.771
010-031-400-175-00	3417 CRAMER RD	07/16/21	\$139,999	WD	03-ARM'S LENGTH	\$139,999	\$41,250	29.46	\$103,730	\$23,314	\$116,685	\$103,097	1.132
010-A16-000-051-00	810 BAY RD	09/28/22	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$92,700	57.22	\$223,427	\$62,026	\$99,974	\$206,924	0.483
010-A16-000-075-00	730 BAY RD	05/26/21	\$64,900	WD	03-ARM'S LENGTH	\$64,900	\$32,150	49.54	\$80,333	\$17,135	\$47,765	\$81,023	0.590
010-A16-000-079-00	720 BAY RD	06/03/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$38,400	40.42	\$95,789	\$16,641	\$78,359	\$101,472	0.772
010-A16-000-084-00	704 BAY RD	04/04/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$35,550	22.22	\$88,992	\$28,607	\$131,393	\$77,417	1.697
010-A16-000-099-00	662 BAY RD	04/15/22	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$40,350	39.95	\$106,472	\$28,220	\$72,780	\$100,323	0.725
010-A16-000-125-00	895 SHADY SHORES RD	04/05/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$65,450	47.43	\$171,179	\$71,965	\$66,035	\$127,197	0.519
010-A16-000-133-00	939 SHADY SHORES RD	05/28/21	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$30,050	35.77	\$76,415	\$22,905	\$61,095	\$68,603	0.891
010-A20-000-002-00	305 S WESTLAWN AVE	06/01/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$35,550	54.69	\$89,081	\$23,980	\$41,020	\$83,463	0.491
010-B35-000-021-00	3320 BOWMAN RD	08/26/21	\$275,000	WD	19-MULTI PARCEL ARI	\$275,000	\$90,650	32.96	\$215,227	\$86,371	\$188,629	\$168,000	1.123
010-B35-000-044-00	3289 BOWMAN RD	11/18/22	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$38,950	30.91	\$97,605	\$51,350	\$74,650	\$59,301	1.259
010-J05-000-007-00	4401 BARTED RD	03/22/22	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$57,950	70.24	\$145,058	\$17,649	\$64,851	\$163,345	0.397
010-J05-000-017-00	4415 JEAN RD	08/24/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$32,400	30.86	\$77,301	\$27,439	\$77,561	\$63,926	1.213
010-K05-000-018-00	3421 ADA DR	05/20/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$46,750	40.65	\$112,611	\$33,311	\$81,689	\$101,667	0.803
010-L05-000-003-00	3366 L AND L CT	07/15/22	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$33,550	38.79	\$81,042	\$25,191	\$61,309	\$71,604	0.856
010-L05-000-005-00	3382 L AND L CT	04/29/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$29,450	32.72	\$75,200	\$22,949	\$67,051	\$66,988	1.001
010-L20-002-011-00	305 N COLUMBIAN	09/27/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$37,300	41.49	\$93,124	\$16,055	\$73,845	\$98,806	0.747
010-L20-002-014-00	300 N WOODBRIDGE AVE	10/27/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,550	45.24	\$133,911	\$30,864	\$94,136	\$132,112	0.713
010-L20-002-018-00	310 N WOODBRIDGE AVE	06/23/22	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$28,950	43.86	\$71,824	\$16,470	\$49,530	\$70,967	0.698
010-L20-004-007-00	105 N WOODBRIDGE AVE	03/22/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$64,550	32.44	\$162,243	\$39,303	\$159,697	\$157,615	1.013
010-L20-005-016-00	108 N WOODBRIDGE AVE	06/02/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,250	40.29	\$80,694	\$18,871	\$66,129	\$79,260	0.834
010-M05-001-001-00	1227 N ERIE ST	04/08/22	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$42,800	51.26	\$102,050	\$26,319	\$57,181	\$97,091	0.589
010-M05-001-001-00	1227 N ERIE ST	09/15/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$42,800	27.61	\$102,050	\$26,319	\$128,681	\$97,091	1.325
010-M05-001-007-00	1215 N ERIE ST	04/18/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$34,950	33.29	\$84,228	\$24,571	\$80,429	\$76,483	1.052
010-M05-001-008-00	1213 N ERIE ST	07/28/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$27,150	27.15	\$67,999	\$24,364	\$75,636	\$55,942	1.352
010-M05-001-014-00	200 FLETCHER CT	06/24/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$41,350	35.96	\$105,864	\$29,830	\$85,170	\$97,479	0.874
010-P15-005-003-00	205 S WOODBRIDGE AVE	12/14/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$57,650	30.50	\$165,254	\$34,237	\$154,763	\$167,971	0.921
010-P15-005-012-00	208 S COLUMBIAN ST	09/02/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$30,650	25.33	\$77,784	\$23,667	\$97,333	\$69,381	1.403
010-P15-009-003-00	304 S WOODBRIDGE AVE	08/17/22	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$52,150	35.99	\$123,493	\$24,002	\$120,898	\$127,553	0.948
010-W15-003-004-00	508 S COLUMBIAN ST	03/04/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$45,050	45.05	\$112,201	\$14,723	\$85,277	\$124,972	0.682
010-W15-007-003-00	508 S WOODBRIDGE AVE	04/28/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$34,700	46.27	\$85,412	\$22,236	\$52,764	\$80,995	0.651

010-W15-007-011-00	503 S WESTLAWN AVE	02/16/23	\$114,500	WD	03-ARM'S LENGTH	\$114,500	\$48,150	42.05	\$113,658	\$23,937	\$90,563	\$115,027	0.787
010-W15-007-015-00	509 S WESTLAWN AVE	07/13/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$43,850	25.79	\$118,520	\$35,849	\$134,151	\$105,988	1.266
010-W15-010-011-00	503 GIES ST	05/04/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,250	34.60	\$107,531	\$23,990	\$101,010	\$107,104	0.943
010-W15-011-001-00	510 GIES ST	02/23/23	\$62,900	WD	03-ARM'S LENGTH	\$62,900	\$31,450	50.00	\$75,513	\$20,523	\$42,377	\$70,500	0.601
Totals:			\$6,083,399			\$6,083,399	\$2,377,100		\$6,159,389		\$4,350,154	\$5,677,977	
								Sale. Ratio =>	39.08			E.C.F. =>	0.766
								Std. Dev. =>	13.70			Ave. E.C.F. =>	0.816

USED 0.816 FOR 2024