

ECF 455 R- PRIMARY ROADS 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.
010-004-200-135-00	3005 BANGOR RD	05/12/22	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$60,800	43.12	\$144,569	\$35,306	\$105,694	\$144,146	0.733
010-004-200-265-00	3084 PATTERSON RD	07/06/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$42,600	47.39	\$102,195	\$28,010	\$61,890	\$97,869	0.632
010-004-200-275-00	3070 PATTERSON RD	06/01/21	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$187,650	45.55	\$449,431	\$90,402	\$321,598	\$473,653	0.679
010-004-200-375-00	3112 PATTERSON RD	04/12/22	\$85,000	MLC	03-ARM'S LENGTH	\$85,000	\$57,450	67.59	\$105,702	\$18,361	\$66,639	\$115,226	0.578
010-004-200-380-00	3114 PATTERSON RD	12/16/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$89,000	53.94	\$204,745	\$44,216	\$120,784	\$211,780	0.570
010-005-100-210-00	3161 N EUCLID AVE	05/28/21	\$132,900	WD	03-ARM'S LENGTH	\$132,900	\$45,400	34.16	\$112,147	\$27,007	\$105,893	\$112,322	0.943
010-005-100-210-00	3161 N EUCLID AVE	03/15/23	\$147,400	WD	03-ARM'S LENGTH	\$147,400	\$47,850	32.46	\$112,147	\$27,007	\$120,393	\$112,322	1.072
010-005-100-225-00	3119 N EUCLID AVE	03/17/23	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$30,400	31.34	\$81,908	\$29,858	\$67,142	\$68,668	0.978
010-005-100-255-00	3061 N EUCLID AVE	12/09/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$86,850	51.09	\$218,061	\$99,543	\$70,457	\$156,356	0.451
010-005-100-310-00	3552 BOY SCOUT RD	06/10/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$25,600	28.44	\$60,066	\$16,016	\$73,984	\$58,113	1.273
010-005-200-180-00	285 STATE PARK DR	05/20/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$40,050	50.06	\$100,217	\$39,705	\$40,295	\$79,831	0.505
010-005-200-200-02	288.5 STATE PARK DR	10/18/21	\$84,420	WD	03-ARM'S LENGTH	\$84,420	\$22,750	26.95	\$55,067	\$7,924	\$76,496	\$62,194	1.230
010-005-300-070-00	3646 KAWKAWLIN RIVER DR	09/16/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$69,050	41.10	\$173,757	\$47,611	\$120,389	\$166,420	0.723
010-005-300-080-00	3666 KAWKAWLIN RIVER DR	05/24/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$90,600	47.68	\$225,695	\$44,895	\$145,105	\$238,522	0.608
010-005-300-210-00	3435 N EUCLID AVE	09/24/21	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$35,300	43.58	\$93,434	\$26,472	\$54,528	\$88,340	0.617
010-005-300-300-00	3583 WHEELER RD	11/29/21	\$82,000	PTA	03-ARM'S LENGTH	\$82,000	\$47,400	57.80	\$113,722	\$48,476	\$33,524	\$86,077	0.389
010-005-400-015-00	3779 WHEELER RD	06/03/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$56,600	36.99	\$138,518	\$47,251	\$105,749	\$120,405	0.878
010-005-400-065-00	183 STATE PARK DR	05/24/22	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$38,800	69.29	\$90,359	\$16,331	\$39,669	\$97,662	0.406
010-005-400-065-00	183 STATE PARK DR	11/30/22	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$38,800	50.06	\$90,359	\$16,331	\$61,169	\$97,662	0.626
010-005-400-100-00	209 STATE PARK DR	08/09/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$49,250	29.85	\$118,734	\$43,199	\$121,801	\$99,650	1.222
010-005-400-110-00	213 STATE PARK DR	02/07/23	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$33,400	27.38	\$92,992	\$25,282	\$96,718	\$89,327	1.083
010-005-400-260-00	212 STATE PARK DR	11/15/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$58,050	33.75	\$143,996	\$29,181	\$142,819	\$151,471	0.943
010-005-400-300-00	194 STATE PARK DR	08/12/21	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$39,550	35.95	\$97,733	\$21,294	\$88,706	\$100,843	0.880
010-005-400-300-00	194 STATE PARK DR	01/14/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$39,550	32.96	\$97,733	\$21,294	\$98,706	\$100,843	0.979
010-006-100-035-00	3118 BOY SCOUT RD	09/01/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$76,500	34.00	\$204,824	\$40,684	\$184,316	\$216,544	0.851
010-006-100-075-00	3152 BOY SCOUT RD	04/26/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$51,550	29.46	\$128,993	\$35,491	\$139,509	\$123,354	1.131
010-006-100-270-00	3215 OLD KAWKAWLIN RD	09/20/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$118,000	34.71	\$304,342	\$37,725	\$316,275	\$370,207	0.854
010-006-200-040-00	3430 BOY SCOUT RD	09/07/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$36,350	40.39	\$93,808	\$27,369	\$62,631	\$87,650	0.715
010-006-200-080-00	3076 N EUCLID AVE	09/22/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$71,350	38.57	\$169,502	\$66,857	\$118,143	\$135,416	0.872
010-006-200-635-00	3230 N EUCLID AVE	07/01/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$31,200	36.71	\$74,180	\$18,960	\$66,040	\$72,850	0.907
010-006-300-140-00	3313 OLD KAWKAWLIN RD	09/09/22	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$62,150	46.07	\$150,889	\$51,997	\$82,903	\$130,464	0.635
010-006-400-075-00	3382 N EUCLID AVE	03/03/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$58,900	45.34	\$150,374	\$41,478	\$88,422	\$143,662	0.615
010-006-400-270-00	3385 OLD KAWKAWLIN RD	03/10/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$26,050	22.65	\$68,566	\$26,237	\$88,763	\$55,843	1.590
010-008-100-140-00	3684 OLD KAWKAWLIN RD	08/25/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$48,800	43.57	\$121,379	\$49,768	\$62,232	\$94,474	0.659
010-008-100-240-00	3532 WHEELER RD	12/15/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$37,350	32.48	\$101,617	\$35,033	\$79,967	\$87,842	0.910
010-008-100-265-00	3586 WHEELER RD	11/23/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$31,100	32.74	\$79,091	\$27,104	\$67,896	\$68,584	0.990
010-008-200-215-05	116 STATE PARK DR	02/18/22	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$0	0.00	\$585,394	\$189,959	\$338,041	\$521,682	0.648
010-008-200-225-00	122 STATE PARK DR	08/23/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,500	40.86	\$183,366	\$54,282	\$120,718	\$170,296	0.709
010-008-200-535-00	3990 WHEELER RD	09/14/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$60,600	35.86	\$145,779	\$50,076	\$118,924	\$126,257	0.942
010-008-300-295-00	73.5 OLD KAWKAWLIN RD	09/30/22	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$47,400	50.97	\$131,109	\$67,164	\$25,836	\$84,360	0.306
010-008-400-165-00	44 STATE PARK DR	01/06/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$58,250	38.86	\$148,117	\$37,594	\$112,306	\$145,809	0.770
010-008-400-275-00	69 STATE PARK DR	01/27/22	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$44,450	57.73	\$119,595	\$57,018	\$19,982	\$82,555	0.242
010-008-400-275-00	69 STATE PARK DR	08/01/22	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$46,850	29.47	\$119,595	\$57,018	\$101,982	\$82,555	1.235
010-008-400-300-00	51 STATE PARK DR	05/17/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$57,700	44.38	\$144,606	\$33,160	\$96,840	\$147,026	0.659
010-008-400-410-00	72 OLD KAWKAWLIN RD	04/11/22	\$157,100	WD	03-ARM'S LENGTH	\$157,100	\$64,300	40.93	\$163,978	\$70,183	\$86,917	\$123,740	0.702
010-009-100-125-00	3509 STATE ST RD	06/30/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$35,200	37.05	\$100,658	\$47,136	\$47,864	\$70,610	0.678
010-009-100-205-01	4190 WHEELER RD	01/14/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$0	0.00	\$173,039	\$105,560	\$59,440	\$89,022	0.668
010-009-200-037-01	3615 BANGOR RD	01/18/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$141,300	43.48	\$355,945	\$92,526	\$232,474	\$347,518	0.669
010-009-200-055-00	4300 WHEELER RD	06/15/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$74,400	37.20	\$184,198	\$37,889	\$162,111	\$193,020	0.840
010-009-200-080-01	4442 WHEELER RD	09/02/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$91,700	40.76	\$237,859	\$60,586	\$164,414	\$233,869	0.703
010-009-400-045-00	3894 PATTERSON RD	10/15/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$31,700	63.40	\$76,125	\$24,547	\$25,453	\$68,045	0.374
010-009-400-230-00	3980 PATTERSON RD	07/23/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$21,200	47.11	\$51,327	\$13,056	\$31,944	\$50,489	0.633

010-009-400-300-01	4379 WILDER RD	06/25/21	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$20,550	33.15	\$45,338	\$19,862	\$42,138	\$33,610	1.254
010-009-400-360-01	4265 KUERBITZ DR	08/31/22	\$155,000	WD	19-MULTI PARCEL ARI	\$155,000	\$90,250	58.23	\$191,314	\$40,707	\$114,293	\$198,428	0.576
010-017-100-095-00	106 W GARY ST	01/21/22	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$77,800	49.40	\$192,625	\$46,868	\$110,632	\$192,292	0.575
010-017-100-100-00	1227 N WENONA AVE	12/09/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,450	40.97	\$157,822	\$45,058	\$104,942	\$148,765	0.705
010-017-300-030-00	1211 N WENONA AVE	08/18/22	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$33,550	41.42	\$85,130	\$25,490	\$55,510	\$78,681	0.706
010-017-300-145-00	1003 N WENONA AVE	01/06/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,750	35.63	\$109,584	\$38,886	\$81,114	\$93,269	0.870
010-017-300-170-00	919 N WENONA AVE	08/12/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$47,700	31.82	\$114,132	\$33,493	\$116,407	\$106,384	1.094
010-017-300-205-00	104 W NORTH UNION ST	04/08/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$60,250	57.38	\$151,306	\$30,893	\$74,107	\$158,856	0.467
010-018-100-005-03	4159 2 MILE RD	11/04/21	\$227,900	WD	03-ARM'S LENGTH	\$227,900	\$94,950	41.66	\$240,228	\$45,437	\$182,463	\$256,980	0.710
010-018-200-075-00	3452 WILDER RD	09/29/22	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$32,000	28.44	\$77,768	\$31,398	\$81,102	\$61,174	1.326
010-018-400-005-00	3256 KIESEL RD	07/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,150	44.92	\$145,874	\$58,416	\$66,584	\$115,380	0.577
010-019-100-135-02	4569 2 MILE RD	01/12/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$31,450	27.35	\$82,096	\$40,162	\$74,838	\$55,322	1.353
010-019-200-040-00	3346 E NORTH UNION RD	07/27/22	\$166,600	WD	03-ARM'S LENGTH	\$166,600	\$74,550	44.75	\$194,884	\$66,074	\$100,526	\$169,934	0.592
010-019-300-055-00	3023 E FISHER RD	04/30/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$38,150	48.29	\$95,478	\$29,236	\$49,764	\$87,391	0.569
010-019-300-090-00	4923 2 MILE RD	09/16/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$48,500	30.33	\$133,490	\$46,129	\$113,771	\$115,252	0.987
010-019-300-185-00	3066 E MIDLAND RD	12/19/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$60,750	29.63	\$168,957	\$66,804	\$138,196	\$134,766	1.025
010-019-400-245-01	1601 W THOMAS ST	05/26/22	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$32,900	41.65	\$79,661	\$32,444	\$46,556	\$62,292	0.747
010-019-400-245-02	1605 W THOMAS ST	08/15/22	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$36,600	35.36	\$87,961	\$32,441	\$71,059	\$73,245	0.970
010-019-400-435-00	3291 E FISHER RD	08/10/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$23,900	53.11	\$61,266	\$22,070	\$22,930	\$51,710	0.443
010-030-300-020-06	3031 E BEAVER RD	01/04/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$67,500	35.55	\$161,299	\$48,572	\$141,328	\$148,716	0.950
010-030-400-030-19	3317 E BEAVER RD	03/14/22	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$78,000	38.61	\$196,823	\$61,540	\$140,460	\$178,474	0.787
010-031-100-200-02	2517 2 MILE RD	01/23/23	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$50,400	31.02	\$119,876	\$31,452	\$131,048	\$116,654	1.123
010-031-200-240-00	3363 LAURIA RD	09/24/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,900	41.00	\$192,738	\$30,685	\$159,315	\$213,790	0.745
010-031-300-005-00	3203 BOY SCOUT RD	12/06/21	\$999,000	WD	03-ARM'S LENGTH	\$999,000	\$359,000	35.94	\$895,847	\$112,734	\$886,266	\$959,457	0.924
010-031-300-310-00	3058 LAURIA RD	09/26/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,200	43.23	\$153,598	\$71,757	\$58,243	\$107,970	0.539
010-031-300-345-01	3206 LAURIA RD	06/09/21	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$46,700	42.84	\$123,793	\$43,081	\$65,919	\$106,480	0.619
010-031-400-050-00	3334 LAURIA RD	02/24/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,150	32.82	\$155,997	\$64,085	\$100,915	\$121,256	0.832
010-031-400-055-01	3356 LAURIA RD	04/29/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,650	38.53	\$144,672	\$34,583	\$125,417	\$145,236	0.864
010-031-400-235-00	2900 N EUCLID AVE	08/24/22	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$213,300	32.32	\$507,913	\$149,174	\$510,826	\$473,270	1.079
010-031-400-245-01	2930 N EUCLID AVE	08/08/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,400	33.12	\$112,288	\$76,271	\$48,729	\$47,516	1.026
010-032-300-065-00	3587 BOY SCOUT RD	01/11/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,600	41.67	\$233,196	\$58,985	\$156,015	\$229,830	0.679
010-032-300-085-00	2977 VOORHEES LN	01/20/22	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$69,200	53.85	\$171,649	\$38,019	\$90,481	\$176,293	0.513
010-032-300-235-00	2899 N EUCLID AVE	04/20/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$57,150	37.60	\$139,572	\$36,387	\$115,613	\$136,128	0.849
010-032-400-070-00	415 STATE PARK DR	10/08/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$68,600	28.60	\$170,243	\$46,650	\$193,250	\$163,051	1.185
010-032-400-075-00	411 STATE PARK DR	11/09/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$38,000	31.67	\$93,772	\$28,629	\$91,371	\$85,941	1.063
010-032-400-130-00	387 STATE PARK DR	09/10/21	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$29,700	34.14	\$74,503	\$22,478	\$64,522	\$68,635	0.940
010-032-400-330-00	416 STATE PARK DR	01/03/22	\$126,000	MLC	03-ARM'S LENGTH	\$126,000	\$60,300	47.86	\$154,382	\$32,704	\$93,296	\$128,244	0.727
010-033-400-020-02	4257 ZIMMER RD	12/06/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$61,650	51.38	\$145,952	\$31,386	\$88,614	\$151,142	0.586
010-033-400-020-02	4257 ZIMMER RD	02/09/23	\$113,000	QC	03-ARM'S LENGTH	\$113,000	\$61,650	54.56	\$145,952	\$31,386	\$81,614	\$151,142	0.540
010-033-400-030-01	4201 ZIMMER RD	09/23/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,250	35.16	\$164,836	\$72,421	\$87,579	\$121,920	0.718
010-A05-000-024-00	4010 ALLEN CT	11/29/22	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$70,350	38.55	\$172,702	\$41,204	\$141,296	\$173,480	0.814
010-A20-000-006-00	1206 W JENNY ST	11/02/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$50,500	43.91	\$123,910	\$21,169	\$93,831	\$135,542	0.692
010-D05-000-001-00	3695 BANGOR RD	07/28/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$61,150	33.05	\$166,041	\$57,858	\$127,142	\$142,722	0.891
010-G20-000-002-00	3306 WILDER RD	06/10/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$36,350	27.96	\$104,022	\$29,148	\$100,852	\$98,778	1.021
010-G20-000-104-00	4007 DEVONSHIRE DR	01/20/22	\$79,500	WD	03-ARM'S LENGTH	\$79,500	\$35,800	45.03	\$89,751	\$24,308	\$55,192	\$86,336	0.639
010-L10-000-092-00	420 STATE PARK DR	06/07/21	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$56,300	45.08	\$155,347	\$99,246	\$25,654	\$74,012	0.347
010-L10-000-101-00	432 STATE PARK DR	01/03/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$41,650	34.71	\$98,759	\$23,029	\$96,971	\$99,908	0.971
010-N10-000-006-00	3093 MELROSE DR	07/29/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$68,050	35.83	\$167,663	\$36,421	\$153,479	\$173,142	0.886
010-N10-000-044-00	3122 WILDER RD	05/05/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$56,350	24.50	\$133,173	\$24,887	\$205,113	\$142,858	1.436
010-R15-000-001-00	3075 PATTERSON RD	09/14/21	\$114,513	WD	03-ARM'S LENGTH	\$114,513	\$41,000	35.80	\$102,419	\$32,501	\$82,012	\$92,240	0.889
010-S10-000-003-00	2687 2 MILE RD	09/22/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$24,950	41.58	\$67,171	\$40,455	\$19,545	\$35,245	0.555
010-S15-000-013-00	3377 WILDER RD	06/03/21	\$134,675	WD	03-ARM'S LENGTH	\$134,675	\$40,600	30.15	\$101,171	\$25,449	\$109,226	\$99,897	1.093
010-W05-000-019-00	3115 WILDER RD	12/07/22	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$69,900	45.39	\$163,658	\$34,392	\$119,608	\$170,536	0.701
010-W15-009-013-00	1302 W THOMAS ST	07/28/21	\$124,280	WD	03-ARM'S LENGTH	\$124,280	\$38,050	30.62	\$94,795	\$25,781	\$98,499	\$91,047	1.082

Totals:	\$16,632,788	\$16,632,788	\$6,182,100	\$16,205,939	\$11,948,664	\$15,094,067	
			Sale. Ratio =>	37.17		E.C.F. =>	0.792
			Std. Dev. =>	10.74		Ave. E.C.F. =>	0.805

USED 0.805 FOR 2024