

## ECF 400 R Curb C&D 2025 04-01-22 to 03-31-24

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	\$/Sq.Ft.	ECF Area Dev. by Mean (%)	Building Style	Use Code	Land Value		
010-B15-000-014-00	4623 MOCASA CT	02/09/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$80,100	50.09	\$210,069	\$56,885	\$103,015	\$167,965	0.613	1,540	\$66.89	400	38.4927	MULTI-STY	\$52,086		
010-B15-000-021-00	4566 MOCASA CT	08/26/22	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$82,500	48.10	\$204,078	\$41,638	\$129,862	\$178,114	0.729	1,740	\$74.63	400	26.9145	MULTI-STY	\$35,203		
010-F10-001-004-00	607 WEBB DR	03/29/24	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$53,300	33.11	\$127,021	\$42,569	\$118,431	\$92,601	1.279	1,486	\$79.70	400	28.0701	MULTI-STY	\$40,519		
010-F10-002-006-00	711 WEBB DR	03/27/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$83,850	39.00	\$193,002	\$44,290	\$170,710	\$163,061	1.047	1,666	\$102.47	400	4.8667	RANCH	\$40,519		
010-F10-003-014-00	611 HANDY DR	01/24/23	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$66,050	40.05	\$175,241	\$49,940	\$114,960	\$137,391	0.837	1,532	\$75.04	400	16.1506	RANCH	\$42,651		
010-F10-003-015-00	613 HANDY DR	06/21/23	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$81,350	44.58	\$188,190	\$48,524	\$133,976	\$153,143	0.875	1,908	\$70.22	400	12.3395	RANCH	\$42,651		
010-F10-005-008-00	614 HANDY DR	11/28/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$69,900	31.77	\$187,075	\$47,571	\$172,429	\$152,965	1.127	1,490	\$115.72	400	12.9006	RANCH	\$42,651		
010-F10-006-010-00	701 FROST DR	03/28/23	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$58,600	46.51	\$154,486	\$50,894	\$75,106	\$113,588	0.661	1,337	\$56.18	400	33.7024	RANCH	\$49,049		
010-F10-006-016-00	713 FROST DR	05/13/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$60,100	33.39	\$154,973	\$51,618	\$128,382	\$113,328	1.133	1,104	\$116.29	400	13.4598	RANCH	\$42,651		
010-F10-008-007-00	712 FROST DR	01/18/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$84,950	51.48	\$214,532	\$58,917	\$106,083	\$170,630	0.622	1,945	\$54.54	400	37.6528	RANCH	\$48,650		
010-G05-000-001-00	3011 COVENTRY DR	07/18/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$78,350	39.18	\$189,400	\$41,153	\$158,847	\$162,552	0.977	1,426	\$111.39	400	2.1029	RANCH	\$33,613		
010-G05-000-010-00	3074 COVENTRY DR	05/26/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$67,800	30.96	\$171,766	\$35,188	\$183,812	\$149,757	1.227	1,444	\$127.29	400	22.9166	RANCH	\$29,616		
010-G05-000-012-00	3096 COVENTRY DR	03/19/24	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$48,600	22.92	\$114,513	\$33,435	\$178,565	\$88,901	2.009	925	\$193.04	400	101.0336	RANCH	\$31,590		
010-G05-000-019-00	3146 COVENTRY DR	08/24/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$46,400	40.35	\$109,119	\$33,201	\$81,799	\$83,243	0.983	988	\$82.79	400	1.5591	RANCH	\$29,616		
010-G05-000-032-00	3125 COVENTRY DR	08/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$77,400	51.60	\$195,038	\$38,464	\$111,536	\$171,682	0.650	1,580	\$70.59	400	34.8573	MULTI-STY	\$29,306		
010-G05-000-039-00	3075 COVENTRY DR	06/16/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$68,550	35.15	\$161,447	\$41,216	\$153,784	\$131,832	1.167	1,665	\$92.36	400	16.8273	BI-LEVEL	\$29,306		
010-G05-000-040-00	3067 COVENTRY DR	09/29/22	\$143,500	WD	03-ARM'S LENGTH	\$143,500	\$53,300	37.14	\$134,330	\$35,716	\$107,784	\$108,129	0.997	1,488	\$72.44	400	0.1434	BI-LEVEL	\$29,306		
010-G05-000-046-00	3019 COVENTRY DR	07/31/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$67,500	43.55	\$160,064	\$37,250	\$117,750	\$134,664	0.874	1,550	\$75.97	400	12.3844	BI-LEVEL	\$30,259		
010-G25-000-017-00	3053 CANTERBURY DR	11/29/22	\$142,100	WD	03-ARM'S LENGTH	\$142,100	\$44,850	31.56	\$115,999	\$36,102	\$105,998	\$87,606	1.210	925	\$114.59	400	21.1695	RANCH	\$32,188		
010-G27-000-053-00	3177 YORKSHIRE DR	05/27/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$71,400	42.00	\$184,717	\$45,301	\$124,699	\$152,868	0.816	1,190	\$104.79	400	18.2512	RANCH	\$37,092		
010-G27-000-067-00	3071 YORKSHIRE DR	01/31/24	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$63,150	42.96	\$149,228	\$37,292	\$109,708	\$122,737	0.894	1,075	\$102.05	400	10.4392	RANCH	\$32,241		
010-G27-000-097-00	3158 YORKSHIRE DR	12/02/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$73,300	35.76	\$188,114	\$49,511	\$155,489	\$151,977	1.023	1,836	\$84.69	400	2.4869	BI-LEVEL	\$45,411		
010-L25-000-004-00	4548 E LEWIS DR	07/20/23	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$63,750	34.48	\$149,468	\$41,333	\$143,567	\$118,569	1.211	1,352	\$106.19	400	21.2590	RANCH	\$39,488		
<b>Totals:</b>			<b>\$3,984,300</b>			<b>\$3,984,300</b>	<b>\$1,545,050</b>		<b>\$3,831,870</b>		<b>\$2,986,292</b>	<b>\$3,107,305</b>			<b>\$93.47</b>		<b>3.7184</b>				
								<b>Sale. Ratio =&gt;</b>	<b>38.78</b>					<b>E.C.F. =&gt;</b>	<b>0.961</b>						
								<b>Std. Dev. =&gt;</b>	<b>7.38</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.998</b>	<b>Std. Deviat</b>	<b>0.3020515</b>	<b>Ave. Varian</b>	<b>21.3035</b>	<b>Coefficient of Va</b>	<b>21.34105308</b>

Used 0.998 for 2025