

ECF 410 Curb C&B 2025 04-01-22 to 03-31-24

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Acct/Adj. Sale	Cur. Appraisal	Land Area	Blgd. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq Ft	ECF Area	Dev. by (Main %)	Building Style	Use Code	Land Value	Appr. by ECF	
010-010-000-000	4033 ROCKY LN CT	10/27/22	\$100,000	WD	03 ARMS LENGTH	\$100,000	\$99,000	42.83	\$100,000	\$99,000	\$14,076	\$100,000	0.881	1,048	\$109.92	410	03100	RANCH		\$40,240	No	
010-405-000-007-00	4667 ALLEN CT	10/31/22	\$109,000	WD	03 ARMS LENGTH	\$109,000	\$97,000	42.03	\$105,519	\$95,564	\$14,046	\$106,963	0.675	1,414	\$86.86	410	24-5277	RANCH		\$61,228	No	
010-825-000-018-00	4088 ALLEN CT	07/20/22	\$185,000	WD	03 ARMS LENGTH	\$185,000	\$83,100	44.82	\$222,336	\$73,863	\$111,337	\$172,461	0.642	1,422	\$77.75	410	27-8807	RANCH		\$87,203	No	
010-825-000-004-00	3032 W BIRCH DR	05/20/22	\$270,000	WD	03 ARMS LENGTH	\$270,000	\$70,600	26.17	\$185,374	\$51,783	\$218,217	\$105,882	1.400	1,830	\$119.24	410	47-9195	RANCH		\$46,002	No	
010-825-000-053-00	3027 W BIRCH DR	08/05/22	\$260,000	WD	03 ARMS LENGTH	\$260,000	\$75,800	29.15	\$201,167	\$83,025	\$196,075	\$160,142	1.224	1,744	\$112.43	410	30-3690	MULTI-STY		\$57,219	No	
010-F00-000-012-00	4603 FOXCROFT DR	06/14/22	\$290,000	WD	03 ARMS LENGTH	\$290,000	\$90,700	30.35	\$194,372	\$75,701	\$223,299	\$196,618	1.135	1,862	\$119.92	410	21-3870	MULTI-STY		\$64,741	No	
010-G10-000-003-00	3460 GOLFVIEW DR	11/30/23	\$215,000	WD	03 ARMS LENGTH	\$215,000	\$83,700	38.95	\$197,293	\$54,973	\$160,627	\$166,884	0.963	1,212	\$132.03	410	4-1814	RANCH		\$45,992	No	
010-G10-000-009-00	3415 GOLFVIEW DR	10/02/23	\$190,400	WD	03 ARMS LENGTH	\$190,400	\$72,600	38.16	\$173,707	\$57,646	\$132,754	\$134,960	0.984	1,555	\$85.37	410	1-2962	MULTI-STY		\$53,341	No	
010-L27-000-014-00	4120 S PAUL CIRCLE	04/14/23	\$300,000	WD	03 ARMS LENGTH	\$300,000	\$110,100	36.70	\$258,873	\$55,137	\$244,863	\$237,382	1.032	1,744	\$140.40	410	11-0827	MULTI-STY		\$51,062	No	
010-L27-000-026-00	4367 S PAUL CIRCLE	09/18/23	\$306,000	WD	03 ARMS LENGTH	\$306,000	\$149,200	45.82	\$334,688	\$50,775	\$255,225	\$319,618	0.799	1,680	\$151.92	410	12-2119	RANCH		\$48,285	No	
010-L27-000-029-00	4188 S PAUL CIRCLE	11/21/23	\$315,000	WD	03 ARMS LENGTH	\$315,000	\$97,200	30.87	\$227,802	\$52,140	\$302,650	\$295,667	1.282	1,500	\$175.23	410	36-1006	MULTI-STY		\$45,225	No	
010-L28-000-034-00	4182 N PAUL CIRCLE	08/26/22	\$279,000	WD	03 ARMS LENGTH	\$279,000	\$103,000	36.80	\$270,559	\$56,803	\$223,697	\$49,424	0.894	1,636	\$145.25	410	2-0239	RANCH		\$51,823	No	
010-L28-000-046-00	4141 N PAUL CIRCLE	02/08/24	\$329,000	WD	03 ARMS LENGTH	\$329,000	\$125,500	38.15	\$293,420	\$48,064	\$280,936	\$294,196	0.989	1,576	\$178.26	410	6-7839	RANCH		\$45,574	No	
010-L30-000-051-00	4684 LINDEN PARK DR	10/16/23	\$203,100	WD	03 ARMS LENGTH	\$203,100	\$81,200	40.80	\$195,911	\$56,915	\$146,225	\$161,139	0.968	1,805	\$81.62	410	1-1333	TR LEVEL		\$45,990	No	
010-L30-000-074-00	3080 OAKWOOD CT	03/08/24	\$174,500	WD	03 ARMS LENGTH	\$174,500	\$195,700	52.26	\$467,599	\$79,788	\$284,712	\$452,522	0.651	2,991	\$98.53	410	26-9424	MULTI-STY		\$70,694	No	
010-M10-000-004-00	3035 CRESTWOOD CT	04/14/23	\$222,500	WD	03 ARMS LENGTH	\$222,500	\$108,900	48.94	\$233,510	\$32,200	\$170,200	\$234,784	0.725	1,978	\$88.05	410	19-5788	MULTI-STY		\$48,200	No	
010-M10-000-009-00	3076 CRESTWOOD CT	11/01/22	\$275,000	WD	03 ARMS LENGTH	\$275,000	\$100,600	39.58	\$230,204	\$50,438	\$216,564	\$266,299	0.797	2,021	\$76.77	410	21-3634	RANCH		\$50,028	No	
010-N10-000-016-00	3034 MELROSE DR	10/26/22	\$257,400	WD	03 ARMS LENGTH	\$257,400	\$85,500	33.24	\$222,478	\$54,431	\$202,969	\$196,088	1.035	1,728	\$117.46	410	11-4404	MULTI-STY		\$45,600	No	
010-N10-000-022-00	3086 KIRKWOOD PL	06/29/23	\$261,700	WD	03 ARMS LENGTH	\$261,700	\$102,250	39.11	\$243,209	\$68,672	\$193,028	\$203,660	0.948	1,640	\$117.70	410	2-7384	RANCH		\$65,802	No	
010-N11-000-000-00	3024 N GLENWAY DR	09/25/23	\$264,900	WD	03 ARMS LENGTH	\$264,900	\$94,700	35.77	\$230,237	\$62,763	\$202,187	\$195,477	1.024	1,624	\$122.14	410	11-3688	MULTI-STY		\$45,100	No	
010-N11-000-078-00	3025 S GLENWAY DR	09/01/23	\$249,900	WD	03 ARMS LENGTH	\$249,900	\$104,600	41.64	\$245,657	\$66,800	\$183,100	\$208,935	0.876	1,524	\$120.14	410	4-4339	RANCH		\$62,700	No	
010-N11-000-083-00	3036 GLENWAY DR	08/04/22	\$237,000	WD	03 ARMS LENGTH	\$237,000	\$87,700	37.00	\$234,500	\$38,510	\$178,490	\$205,946	0.867	1,890	\$94.44	410	5-3858	TR LEVEL		\$53,168	No	
010-N11-000-086-00	4123 GLENWAY DR	07/15/22	\$238,500	WD	03 ARMS LENGTH	\$238,500	\$76,700	36.50	\$220,678	\$64,544	\$133,666	\$168,884	0.943	1,656	\$90.91	410	7-7088	TR LEVEL		\$66,564	No	
010-S16-000-041-00	3959 RANCH DR	03/16/23	\$191,500	WD	03 ARMS LENGTH	\$191,500	\$56,150	29.32	\$151,195	\$20,650	\$139,450	\$115,688	1.205	1,244	\$112.10	410	28-4703	RANCH		\$49,590	No	
010-S20-000-103-00	3914 MAYWOOD DR	02/27/24	\$192,000	WD	03 ARMS LENGTH	\$192,000	\$87,600	45.65	\$205,676	\$48,675	\$143,325	\$182,498	0.785	1,856	\$77.22	410	13-3340	MULTI-STY		\$45,600	No	
010-S20-000-105-00	3920 MAYWOOD DR	08/29/22	\$172,500	WD	03 ARMS LENGTH	\$172,500	\$64,600	37.48	\$187,035	\$60,300	\$121,370	\$159,282	0.783	1,228	\$99.66	410	15-7624	RANCH		\$45,600	No	
010-S20-000-110-00	3943 MAYWOOD DR	03/11/23	\$215,000	WD	03 ARMS LENGTH	\$215,000	\$71,750	33.37	\$189,318	\$48,060	\$166,940	\$164,828	1.013	1,608	\$103.82	410	9-2121	RANCH		\$45,600	No	
010-S22-000-146-00	3929 ANNA DR	06/29/23	\$217,000	WD	03 ARMS LENGTH	\$217,000	\$76,700	35.35	\$182,640	\$54,258	\$162,742	\$149,604	1.096	1,664	\$97.80	410	16-5677	MULTI-STY		\$51,798	No	
010-S22-000-149-00	3425 ANNA DR	07/15/22	\$197,000	WD	03 ARMS LENGTH	\$197,000	\$69,900	35.43	\$184,140	\$50,815	\$146,165	\$155,512	0.940	1,960	\$82.12	410	1-1875	TR LEVEL		\$45,715	No	
010-S22-000-160-00	3933 BUSH DR	09/30/22	\$254,000	WD	03 ARMS LENGTH	\$254,000	\$84,600	33.21	\$221,388	\$57,695	\$197,305	\$191,765	1.029	1,896	\$104.06	410	10-3397	MULTI-STY		\$22,470	No	
010-S22-000-161-00	3948 BUSH DR	04/18/22	\$189,000	WD	03 ARMS LENGTH	\$189,000	\$66,900	36.16	\$177,702	\$52,797	\$132,243	\$145,793	0.907	1,412	\$93.66	410	1-1033	RANCH		\$48,247	No	
010-S40-000-009-00	4681 RICHARDSON DR	01/27/23	\$174,900	WD	03 ARMS LENGTH	\$174,900	\$69,500	39.77	\$197,887	\$66,413	\$109,487	\$154,695	0.769	1,576	\$99.52	410	21-2910	RANCH		\$62,863	No	
010-S40-000-019-00	4656 RICHARDSON DR	01/26/23	\$212,000	WD	03 ARMS LENGTH	\$212,000	\$88,650	41.82	\$250,829	\$86,995	\$125,005	\$191,172	0.654	2,404	\$12.00	410	25-6601	RANCH		\$83,510	No	
010-W09-000-003-00	3974 ANDOVER DR	09/26/22	\$200,000	WD	03 ARMS LENGTH	\$200,000	\$91,900	36.76	\$200,408	\$86,177	\$181,823	\$200,970	0.905	2,244	\$81.03	410	1-9966	TR LEVEL		\$59,527	No	
010-W10-000-009-00	3390 GLENORA DR	10/07/22	\$166,000	WD	03 ARMS LENGTH	\$166,000	\$50,300	30.79	\$144,812	\$33,105	\$111,895	\$106,676	1.055	1,153	\$97.05	410	13-4169	RANCH		\$49,000	No	
010-W10-000-027-00	3311 CATALINA DR	06/25/22	\$186,000	WD	03 ARMS LENGTH	\$186,000	\$65,200	35.05	\$174,908	\$33,057	\$132,943	\$142,067	0.938	1,155	\$115.10	410	1-5090	RANCH		\$46,162	No	
010-W10-000-062-00	3327 GLENORA DR	05/12/22	\$139,500	WD	03 ARMS LENGTH	\$139,500	\$51,200	36.70	\$150,794	\$31,722	\$87,778	\$115,603	0.759	1,160	\$75.67	410	16-1386	RANCH		\$46,614	No	
010-W11-000-070-00	4608 DARLA DR	08/12/22	\$191,000	WD	03 ARMS LENGTH	\$191,000	\$78,450	41.07	\$216,511	\$69,156	\$181,844	\$183,811	0.718	1,351	\$97.59	410	20-2630	RANCH		\$45,282	No	
010-W10-000-001-00	4740 MORNINGSIDE DR	12/06/23	\$249,000	WD	03 ARMS LENGTH	\$249,000	\$91,400	36.57	\$215,643	\$63,299	\$186,001	\$197,998	1.048	1,619	\$115.26	410	12-7544	RANCH		\$57,293	No	
010-W10-000-004-00	4712 MORNINGSIDE DR	03/15/24	\$225,000	WD	03 ARMS LENGTH	\$225,000	\$91,300	40.58	\$215,200	\$63,261	\$151,728	\$177,815	0.912	1,451	\$113.03	410	0-8336	RANCH		\$57,437	No	
010-W20-000-017-00	4672 MORNINGSIDE DR	07/21/22	\$205,500	WD	03 ARMS LENGTH	\$205,500	\$75,650	37.25	\$190,281	\$61,679	\$143,821	\$162,990	0.882	1,724	\$83.42	410	3-8295	RANCH		\$54,565	No	
Totals:						\$9,462,450	\$3,571,000		\$9,092,450	\$3,571,000	\$7,022,781	\$7,763,394	0.965		\$104.68							
						Sale Ratio =>	37.7%								\$td Development =>	0.178104295						
						\$6. Dev. =>	5.3%						E.C.F. =>	0.821		Var. Amortization =>	13.8686	Coefficient of Var =>			15.063226	