

ECF 415 Curb B&A 2025 04-01-20 to 03-31-24

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ac'd when Sold	Ac'd/Adj. Sale	Cur. Appraisal	Land + Yard	Blck. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Meas (%)	Building Style	Use Code	Land Value	
010-805-000-001-00	3046 SHELDONWOOD LN	11/02/21	\$378,000	WD	03-ARMY'S LENGTH	\$378,000	\$163,350	44.15	\$448,906	\$78,304	\$28,026	\$420,880	0.637	2,947	\$86.96	415	14.7370	MULTI-STY		\$69,668	
010-805-000-000-00	3416 WIN-KAE PL	09/12/23	\$379,900	WD	03-ARMY'S LENGTH	\$379,900	\$146,250	38.50	\$322,053	\$68,322	\$314,578	\$375,338	0.838	2,088	\$180.66	415	15.3697	RANCH		\$55,737	
010-805-000-000-00	3416 WIN-KAE PL	09/15/22	\$450,000	WD	03-ARMY'S LENGTH	\$450,000	\$190,850	42.41	\$483,318	\$78,618	\$371,382	\$591,667	0.628	3,802	\$97.68	415	5.6835	MULTI-STY		\$68,751	
010-405-000-002-00	3484 HIGHLAND DR	08/14/20	\$315,000	WD	03-ARMY'S LENGTH	\$315,000	\$90,350	28.65	\$256,972	\$70,748	\$244,252	\$272,267	0.897	2,323	\$109.15	415	21.2614	RANCH		\$95,238	
010-405-000-006-00	3435 HIGHLAND DR	07/02/20	\$260,000	WD	03-ARMY'S LENGTH	\$260,000	\$86,800	33.38	\$241,547	\$85,761	\$174,239	\$227,757	0.765	2,038	\$85.50	415	8.0488	RANCH		\$70,518	
010-405-000-014-00	3487 HIGHLAND DR	10/29/21	\$360,000	WD	03-ARMY'S LENGTH	\$360,000	\$116,900	32.47	\$326,555	\$78,597	\$281,493	\$362,643	0.778	2,282	\$123.85	415	8.1703	RANCH		\$73,587	
010-405-000-014-01	3487 HIGHLAND DR	10/29/21	\$360,000	WD	03-ARMY'S LENGTH	\$360,000	\$116,900	32.47	\$277,004	\$64,098	\$365,902	\$347,208	0.881	2,282	\$134.05	415	19.6517	RANCH		\$49,058	
010-405-000-017-00	3479 HIGHLAND DR	08/31/20	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$103,850	33.95	\$297,520	\$76,259	\$223,741	\$303,481	0.692	2,731	\$81.93	415	6.7144	MULTI-STY		\$54,230	
010-405-000-020-00	3481 HIGHLAND DR	08/17/21	\$210,000	WD	03-ARMY'S LENGTH	\$210,000	\$90,750	43.21	\$254,857	\$67,428	\$142,572	\$273,727	0.521	2,434	\$58.58	415	18.3867	RANCH		\$60,800	
010-405-000-022-00	3459 HIGHLAND DR	03/25/21	\$320,000	WD	03-ARMY'S LENGTH	\$320,000	\$136,450	42.64	\$183,846	\$68,071	\$251,929	\$461,659	0.546	4,170	\$60.41	415	13.8820	MULTI-STY		\$57,862	
010-405-000-006-00	3029 NICCOLET PL	10/16/20	\$218,000	WD	03-ARMY'S LENGTH	\$218,000	\$92,200	42.29	\$262,766	\$64,093	\$153,907	\$296,458	0.530	2,601	\$99.17	415	15.4645	MULTI-STY		\$99,023	
010-528-000-021-00	3108 KINLEWOOD LN	07/09/20	\$247,968	VD	03-ARMY'S LENGTH	\$247,968	\$92,000	37.10	\$271,882	\$68,466	\$179,502	\$297,392	0.604	2,067	\$86.84	415	8.0935	RANCH	RES 1 FAMILY	\$57,610	
Totals:			\$3,790,868			\$3,790,868	\$1,424,650		\$3,827,726		\$1,925,193	\$4,366,433		\$95.19		0.330912219	1.2304			18.06787544	
							Sale. Ratio =>	37.58			E.C.F. =>	0.672			Std. Deviation=>						
							Std. Dev. =>	5.31			Ave. E.C.F. =>	0.685			Ave. Variance=>						