

ECF 420 R - C 2025 04-01-22 to 03-31-24

Parcel Number	Street Address	Sale Date	Sale Price	Instn	Terms of Sale	Asd. Sold \$	Asd. when Sold	Asd/Ad. Sale	Cr. Approval	Land Ac. Contd.	Ref. Accretion	Cost Min. \$	E.C.F.	Floor Area	Sq. Ft.	ECF Area	Dev. by Meas (%)	Building Cb/ct	Use Code	Land Value		
010-A25-000-010-00	3224 ARNOLD CT	11/03/22	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$69,200	47.07	\$153,481	\$38,383	\$108,637	\$140,569	0.773	1,250	\$86.91	420		16.9778	RANCH	\$33,392		
010-A25-000-025-01	3229 ARNOLD CT	04/12/23	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$88,650	39.89	\$191,047	\$67,403	\$154,997	\$152,068	1.017	1,480	\$104.46	420		7.3859	RANCH	\$52,686		
010-B15-000-051-00	4559 WESTFIELD CT	05/11/23	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$66,950	38.42	\$140,550	\$35,483	\$138,117	\$128,267	1.080	1,163	\$119.10	420		13.7074	RANCH	\$32,406		
010-C05-000-011-00	4182 SHERRY CT	11/02/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$67,890	36.53	\$158,338	\$45,042	\$140,958	\$138,335	1.019	1,244	\$113.31	420		7.6295	RANCH	\$34,573		
010-C05-000-020-00	4175 SHERRY CT	11/21/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,100	50.08	\$139,932	\$38,764	\$81,236	\$123,526	0.658	1,064	\$76.35	420		28.5028	RANCH	\$32,717		
010-K15-000-001-01	4295 KUEBRITZ DR	07/31/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$48,500	34.67	\$106,169	\$31,114	\$108,786	\$91,642	1.187	1,140	\$95.43	420		24.4403	RANCH	\$26,140		
010-K15-000-014-00	4294 KUEBRITZ DR	10/27/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$67,850	39.91	\$149,271	\$57,224	\$112,776	\$112,390	1.003	1,191	\$94.69	420		6.0770	RANCH	\$50,396		
010-L35-000-018-00	4137 RICHMARK LN	03/13/23	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$53,100	42.14	\$136,381	\$60,382	\$65,618	\$92,795	0.707	1,284	\$51.10	420		23.5640	RANCH	\$57,197		
010-L35-000-037-00	4174 RICHMARK LN	10/21/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,100	38.24	\$156,402	\$51,798	\$113,202	\$127,722	0.886	960	\$117.02	420		5.6351	RANCH	\$45,631		
010-L35-000-048-00	4064 RICHMARK LN	11/04/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$91,050	33.32	\$150,681	\$49,626	\$130,474	\$123,610	1.097	1,344	\$100.80	420		15.4194	RANCH	\$45,631		
Totals:			\$1,634,900			\$1,634,900	\$646,890	39.57	\$1,483,132		\$1,199,891	\$1,239,834	0.961				0.178283757			0.6380		
								Sale. Ratio =>	39.57				E.C.F. =>	0.942			Std. Deviation=>	0.178283757				
								Std. Dev. =>	5.24				Ave. E.C.F. =>	0.943			Ave. Variance=>	14.9339			Coefficient of Var=>	15.84216399