

ECF 425 R - C&B & 435 R - C&D#1 2025 04-01-22 to 03-31-24

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	03 ARJYS LENGTH	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Essential	Cost Min. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
010-006-100-230-02	3118 W RIVERVIEW DR	06/23/22	\$321,500	WD	03 ARJYS LENGTH		\$321,500	\$146,300	45.51	\$373,867	\$61,688	\$259,812	\$369,890	0.702	2,084	\$134.67	425	23.8462	MULTI-STY		\$56,768
010-006-100-240-02	2285 S HIE ST RD	04/19/24	\$170,000	WD	03 ARJYS LENGTH		\$170,000	\$0	0.00	\$182,264	\$94,041	\$170,989	\$104,613	0.726	960	\$76.16	425	21.4489	MCO/PFPE ISTD		\$82,761
010-006-200-160-00	3473 HIDDEN RD	04/12/23	\$105,000	WD	03 ARJYS LENGTH		\$105,000	\$40,900	38.95	\$102,999	\$56,494	\$49,006	\$56,494	0.880	752	\$65.83	425	6.1333	RANCH		\$52,264
010-006-200-165-00	3483 HIDDEN RD	03/08/23	\$149,900	WD	03 ARJYS LENGTH		\$149,900	\$55,000	36.69	\$150,180	\$63,813	\$86,087	\$102,331	0.841	1,056	\$78.55	425	9.5620	RANCH		\$52,870
010-008-400-210-00	3927 FERRIS DR	03/02/23	\$133,000	WD	03 ARJYS LENGTH		\$133,000	\$41,900	31.50	\$110,023	\$32,939	\$100,061	\$91,332	1.096	1,040	\$86.21	425	15.4693	MULTI-STY		\$30,479
010-017-300-240-00	910 N CHILDEN ST	06/23/23	\$132,000	WD	03 ARJYS LENGTH		\$132,000	\$06,500	42.80	\$134,483	\$47,086	\$84,314	\$102,840	0.820	1,176	\$71.70	425	12.0228	RANCH		\$46,841
010-019-400-340-00	1400 W WHITE ST	09/12/22	\$120,000	WD	03 ARJYS LENGTH		\$120,000	\$60,000	50.00	\$124,298	\$40,153	\$78,847	\$129,674	0.960	1,336	\$97.32	425	24.8208	RANCH		\$29,186
010-032-400-375-00	490 REVULO RD	11/13/23	\$199,900	WD	03 ARJYS LENGTH		\$199,900	\$102,050	51.05	\$246,760	\$100,586	\$174,699	\$176,097	0.756	1,300	\$77.37	425	36.5117	RANCH		\$80,047
010-032-400-397-07	3843 PHEMROKE RD	09/19/22	\$366,000	WD	03 ARJYS LENGTH		\$366,000	\$149,400	40.82	\$402,568	\$199,315	\$256,695	\$348,653	0.726	2,011	\$127.65	425	20.4636	RANCH		\$104,118
010-032-000-001-08	4242 JANA CT	09/22/22	\$227,500	WD	03 ARJYS LENGTH		\$227,500	\$78,200	34.37	\$122,300	\$48,216	\$179,285	\$184,660	0.921	2,092	\$86.70	425	1.9823	RANCH		\$44,320
010-810-000-040-00	2918 BANGOR RD	04/07/22	\$196,500	WD	03 ARJYS LENGTH		\$196,500	\$76,650	39.01	\$196,467	\$37,512	\$158,988	\$187,150	0.850	1,694	\$94.41	425	9.1364	MULTI-STY		\$33,035
010-811-000-096-00	64 RIVER TRAIL DR	09/06/22	\$134,900	WD	03 ARJYS LENGTH		\$134,900	\$45,400	33.65	\$127,657	\$39,964	\$74,938	\$80,205	0.934	1,148	\$65.28	425	6.6578	MULTI-STY		\$57,531
010-811-000-123-00	158 RIVER TRAIL DR	12/07/23	\$115,000	CD	03 ARJYS LENGTH		\$115,000	\$42,650	37.09	\$106,103	\$32,926	\$82,076	\$79,956	1.031	1,190	\$88.97	425	9.9076	RANCH		\$30,880
010-810-000-040-00	4600 W WOODBOROGE ST	07/24/23	\$118,000	WD	03 ARJYS LENGTH		\$118,000	\$76,500	63.96	\$154,044	\$59,246	\$58,754	\$112,320	0.923	1,440	\$40.80	425	41.7789	RANCH		\$14,326
010-005-000-020-00	3701 BANGOR DR	05/29/23	\$175,000	WD	03 ARJYS LENGTH		\$175,000	\$98,100	56.06	\$232,361	\$79,602	\$95,398	\$180,984	0.527	1,464	\$65.16	425	41.8606	RANCH		\$76,527
010-006-000-004-01	106 ENGELHARDT DR	06/15/22	\$449,900	WD	03 ARJYS LENGTH		\$449,900	\$145,450	32.33	\$388,942	\$86,164	\$363,796	\$359,627	1.011	1,781	\$204.23	425	6.9700	RANCH		\$83,294
010-000-000-008-00	3288 WANDER CT	06/28/23	\$160,000	WD	03 ARJYS LENGTH		\$160,000	\$86,000	41.25	\$168,098	\$42,459	\$113,542	\$133,261	0.881	1,064	\$76.15	425	5.6834	RANCH		\$27,033
010-020-000-038-00	3302 BROADMORE DR	08/19/22	\$157,200	WD	03 ARJYS LENGTH		\$157,200	\$67,100	42.68	\$172,787	\$48,816	\$110,384	\$149,255	0.740	1,261	\$87.54	425	20.1316	RANCH		\$39,544
010-020-000-048-00	3305 GLENBROOK DR	10/29/22	\$135,000	WD	03 ARJYS LENGTH		\$135,000	\$41,300	30.59	\$110,551	\$40,022	\$94,978	\$83,565	1.137	864	\$109.93	425	19.5690	RANCH		\$33,522
010-020-000-050-00	3272 GLENBROOK DR	05/29/22	\$163,000	WD	03 ARJYS LENGTH		\$163,000	\$78,500	48.22	\$202,596	\$44,974	\$118,426	\$197,230	0.633	1,225	\$96.67	425	30.8997	RANCH		\$35,913
010-020-000-064-00	4102 DAVENBROOK DR	08/17/22	\$165,000	WD	03 ARJYS LENGTH		\$165,000	\$50,500	30.61	\$150,263	\$46,259	\$118,741	\$123,227	0.964	1,927	\$61.62	425	2.2708	BI-LEVEL		\$40,188
010-020-000-080-00	3312 BIRCHBROOK DR	03/07/23	\$130,000	WD	03 ARJYS LENGTH		\$130,000	\$61,550	47.35	\$116,982	\$41,438	\$88,562	\$139,270	0.836	1,290	\$66.65	425	30.4983	RANCH		\$36,310
010-020-000-081-00	3348 BIRCHBROOK DR	10/18/22	\$150,000	WD	03 ARJYS LENGTH		\$150,000	\$42,600	28.43	\$121,674	\$40,142	\$109,858	\$189,972	1.110	972	\$113.02	425	18.9151	RANCH		\$36,247
010-020-000-084-00	4039 DAVENBROOK DR	03/29/24	\$130,000	WD	03 ARJYS LENGTH		\$130,000	\$52,950	40.64	\$121,548	\$38,656	\$95,142	\$109,344	0.926	957	\$97.31	425	1.9633	RANCH		\$29,077
010-110-000-109-00	120 YORK DR	11/03/23	\$111,500	WD	03 ARJYS LENGTH		\$111,500	\$31,850	28.57	\$76,241	\$26,493	\$63,007	\$66,573	1.467	936	\$88.68	425	62.6359	MULTI-STY		\$26,828
010-110-000-387-00	275 COULIDGE DR	10/03/22	\$100,000	WD	03 ARJYS LENGTH		\$100,000	\$42,200	42.84	\$112,495	\$42,184	\$136,818	\$105,819	1.280	1,280	\$106.80	425	35.2644	RANCH		\$21,964
010-110-000-401-00	218 COULIDGE DR	11/07/22	\$103,000	WD	03 ARJYS LENGTH		\$103,000	\$46,200	44.84	\$128,056	\$39,880	\$89,620	\$102,815	0.619	1,120	\$95.80	425	32.2104	RANCH		\$34,428
010-110-000-423-00	203 LINCOLN DR	02/27/23	\$145,000	WD	03 ARJYS LENGTH		\$145,000	\$29,000	20.00	\$176,331	\$27,009	\$117,991	\$61,045	1.933	1,058	\$113.52	425	99.1988	RANCH		\$26,189
010-110-000-446-00	278 DAMADALE DR	07/19/23	\$113,000	WD	03 ARJYS LENGTH		\$113,000	\$48,100	43.45	\$129,889	\$72,955	\$40,045	\$62,218	0.638	900	\$84.49	425	30.2391	RANCH		\$67,590
010-110-000-454-00	272 DAMADALE DR	06/09/23	\$98,500	WD	03 ARJYS LENGTH		\$98,500	\$34,100	34.62	\$62,934	\$47,235	\$51,295	\$42,297	1.212	1,000	\$51.27	425	27.1139	MOBILE HOME		\$43,047
010-110-000-581-00	370 RIVER RD	05/06/22	\$229,900	WD	03 ARJYS LENGTH		\$229,900	\$68,850	25.60	\$169,373	\$63,093	\$166,807	\$114,076	1.427	1,176	\$141.84	425	42.1393	RANCH		\$56,846
010-110-000-585-00	384 RIVER RD	04/13/22	\$299,900	WD	03 ARJYS LENGTH		\$299,900	\$76,800	25.61	\$222,693	\$64,776	\$235,124	\$187,105	1.252	2,933	\$80.17	425	31.5795	BI-LEVEL		\$60,266
010-110-000-588-00	392 RIVER RD	05/25/23	\$237,500	WD	03 ARJYS LENGTH		\$237,500	\$98,600	41.52	\$231,706	\$63,916	\$173,584	\$198,803	0.873	1,676	\$103.57	425	6.7740	RANCH		\$59,406
010-110-000-639-00	641 ROSELAND DR	06/21/22	\$147,000	WD	03 ARJYS LENGTH		\$147,000	\$48,450	33.64	\$125,955	\$33,662	\$108,338	\$103,428	1.047	1,020	\$106.21	425	10.6591	RANCH		\$28,496
010-110-000-703-00	351 YORK DR	07/22/22	\$147,000	WD	03 ARJYS LENGTH		\$147,000	\$67,450	45.88	\$176,767	\$46,122	\$100,878	\$154,793	0.652	1,458	\$89.19	425	29.9486	MULTI-STY		\$43,047
010-110-000-858-00	161 BAY SHORE DR	01/20/23	\$270,000	WD	03 ARJYS LENGTH		\$270,000	\$72,950	26.98	\$189,789	\$47,636	\$222,354	\$168,418	1.320	1,485	\$149.64	425	37.9566	RANCH		\$33,503
010-113-000-888-00	3958 E KAWAWALIN RIVER DR	01/05/24	\$210,000	WD	03 ARJYS LENGTH		\$210,000	\$72,050	34.31	\$164,951	\$38,131	\$171,169	\$149,396	1.146	1,684	\$101.64	425	20.4858	RANCH		\$22,306
010-113-000-933-00	3960 SMITH RD	09/16/22	\$218,000	WD	03 ARJYS LENGTH		\$218,000	\$84,400	38.72	\$246,826	\$87,026	\$130,979	\$189,338	0.692	2,414	\$84.26	425	20.4931	BI-LEVEL		\$82,603
010-113-000-937-01	3020 STATE ST RD	10/20/23	\$382,500	WD	03 ARJYS LENGTH		\$382,500	\$187,250	43.73	\$396,184	\$125,338	\$256,962	\$319,486	0.894	2,412	\$106.53	425	11.6385	MULTI-STY		\$116,119
010-113-000-975-00	3807 KAWAWALIN RIVER DR	12/15/23	\$105,900	WD	03 ARJYS LENGTH		\$105,900	\$36,400	34.37	\$85,762	\$31,300	\$74,600	\$64,828	1.156	906	\$82.34	425	21.9195	RANCH		\$26,613
010-140-000-000-12	311 KILBARNY BIRCH RD	08/05/22	\$140,000	WD	03 ARJYS LENGTH		\$140,000	\$39,500	28.22	\$109,116	\$22,464	\$112,536	\$102,868	1.145	1,064	\$110.47	425	20.3039	RANCH		\$20,264
010-140-000-036-00	\$180,000	WD	\$180,000	WD	03 ARJYS LENGTH		\$180,000	\$94,150	52.31	\$245,034	\$64,710	\$115,290	\$213,654	0.540	1,950	\$99.12	425	40.1273	RANCH		\$56,238
010-140-000-052-00	4374 ZANDER RD	11/30/23	\$158,000	WD	03 ARJYS LENGTH		\$158,000	\$59,950	37.94	\$143,602	\$51,765	\$102,235	\$104,072	0.982	1,040	\$98.30	425	4.1462	RANCH		\$51,778
010-140-000-052-00	4374 ZANDER RD	08/05/22	\$138,000	WD	03 ARJYS LENGTH		\$138,000	\$50,800	36.81	\$143,602	\$51,765	\$82,235	\$104,072	0.780	1,040	\$78.07	425	33.0712	RANCH		\$61,778
010-140-000-066-00	4270 ZANDER RD	12/06/23	\$178,000	WD	03 ARJYS LENGTH		\$178,000	\$81,950	45.99	\$147,377	\$39,605	\$138,695	\$177,610	1.088	1,008	\$137.89	425	14.6620	MCO/PFPE ISTD		\$36,020
010-110-000-012-00	3443 S HURON RD	06/03/22	\$198,000	WD	03 ARJYS LENGTH		\$198,000	\$81,700	41.26	\$233,342	\$90,920	\$107,080	\$168,746	0.835	1,776	\$60.29	425	30.6323	RANCH		\$82,