

ECF 445 R - D&C 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 Means (%)	Building Style	Use Code	Land Value	
010-003-100-640-00	1546 PINE RD	11/21/22	\$60,000	WD	03-ARMY'S LENGTH	\$60,000	\$18,200	30.33	\$45,355	\$18,221	\$43,779	\$37,954	1.153	968	\$77.08	445	24.0180	RANCH		\$15,491	
010-003-100-305-00	940 SHADY SHORES RD	06/03/22	\$87,000	WD	03-ARMY'S LENGTH	\$87,000	\$36,950	42.47	\$103,973	\$51,093	\$33,907	\$62,353	0.544	698	\$48.58	445	36.8982	RANCH		\$52,273	
010-006-200-100-01	3090 N EUCLID AVE	09/29/22	\$94,900	WD	03-ARMY'S LENGTH	\$94,900	\$38,800	40.89	\$103,436	\$36,301	\$58,599	\$62,273	0.712	912	\$64.25	445	20.0125	RANCH		\$35,071	
010-006-200-360-00	3946 FLUMMER DR	04/15/22	\$90,000	WD	03-ARMY'S LENGTH	\$90,000	\$46,700	51.89	\$128,426	\$38,327	\$51,673	\$100,612	0.524	1283	\$46.26	445	29.8764	RANCH		\$33,990	
010-000-100-060-00	4047 COVER LN	12/15/23	\$139,000	WD	03-ARMY'S LENGTH	\$139,000	\$61,450	44.21	\$148,325	\$23,281	\$115,719	\$154,466	0.749	1,461	\$79.21	445	18.2117	RANCH		\$22,461	
010-017-300-070-00	1204 N ERIE ST	09/29/23	\$116,900	WD	03-ARMY'S LENGTH	\$116,900	\$36,050	30.84	\$86,402	\$34,774	\$62,126	\$65,721	1.250	906	\$90.65	445	33.7250	RANCH		\$30,825	
010-017-300-080-00	1208 N ERIE ST	12/01/22	\$125,000	WD	03-ARMY'S LENGTH	\$125,000	\$44,450	35.53	\$115,527	\$41,169	\$93,631	\$91,125	1.030	835	\$112.37	445	11.7322	RANCH		\$30,825	
010-017-300-090-00	1212 N ERIE ST	06/15/22	\$112,000	WD	03-ARMY'S LENGTH	\$112,000	\$36,950	32.99	\$97,419	\$32,670	\$79,330	\$100,100	1.122	1,000	\$76.70	445	8.7384	RANCH		\$30,825	
010-019-400-198-00	207 S WESTLAWN AVE	07/18/22	\$72,200	WD	03-ARMY'S LENGTH	\$72,200	\$36,350	50.35	\$91,999	\$22,399	\$49,891	\$86,204	0.584	1,066	\$46.72	445	32.8900	RANCH		\$19,954	
010-031-300-170-00	3024 EMULIN DR	08/22/22	\$100,000	WD	03-ARMY'S LENGTH	\$100,000	\$37,800	37.80	\$96,090	\$22,109	\$77,991	\$95,075	0.819	960	\$90.57	445	9.3113	RANCH		\$11,829	
010-031-300-225-01	3005 LAZAROWICZ DR	07/19/22	\$180,000	WD	03-ARMY'S LENGTH	\$180,000	\$87,100	48.39	\$162,286	\$79,741	\$100,259	\$223,707	0.448	1,836	\$54.61	445	46.4203	MOD/PRE ISTY		\$76,256	
010-031-300-230-01	3045 LAZAROWICZ DR	06/24/22	\$87,900	WD	03-ARMY'S LENGTH	\$87,900	\$37,100	42.21	\$96,317	\$28,327	\$58,573	\$82,096	0.713	1,254	\$46.71	445	19.8900	RANCH		\$26,867	
010-031-400-180-00	3429 CHAMBER RD	03/14/24	\$148,000	WD	03-ARMY'S LENGTH	\$148,000	\$26,450	20.32	\$76,577	\$26,746	\$112,264	\$52,714	2.108	832	\$136.12	445	119.6072	RANCH		\$24,083	
010-416-000-051-00	818 BAY RD	09/28/22	\$162,000	WD	03-ARMY'S LENGTH	\$162,000	\$92,700	57.22	\$238,724	\$74,545	\$89,455	\$203,651	0.439	1,433	\$62.42	445	47.3117	RANCH		\$61,083	
010-416-000-084-00	704 BAY RD	04/04/22	\$160,000	WD	03-ARMY'S LENGTH	\$160,000	\$35,550	22.22	\$97,178	\$34,006	\$125,994	\$77,417	1.627	1,386	\$90.90	445	71.5105	RANCH		\$32,161	
010-416-000-099-00	662 BAY RD	04/15/22	\$101,000	WD	03-ARMY'S LENGTH	\$101,000	\$46,950	46.48	\$113,408	\$33,089	\$67,911	\$98,430	0.690	1,006	\$45.09	445	22.2433	MULTI-STY		\$29,176	
010-835-000-044-00	3289 BOWMAN RD	11/19/22	\$126,000	WD	03-ARMY'S LENGTH	\$126,000	\$38,950	30.91	\$112,444	\$65,019	\$60,981	\$68,119	1.049	882	\$69.14	445	13.6873	RANCH		\$62,559	
010-805-000-017-00	4415 SEAN RD	08/24/22	\$105,000	WD	03-ARMY'S LENGTH	\$105,000	\$32,400	30.86	\$79,032	\$27,961	\$77,039	\$62,567	1.221	1,081	\$71.27	445	21.8537	MULTI-STY		\$16,843	
010-805-000-065-00	3489 ADA DR	10/25/23	\$122,900	WD	03-ARMY'S LENGTH	\$122,900	\$44,900	36.53	\$109,046	\$43,092	\$81,808	\$83,277	0.982	925	\$88.44	445	6.9887	RANCH		\$35,073	
010-805-000-018-00	3421 ADA DR	05/20/22	\$115,000	WD	03-ARMY'S LENGTH	\$115,000	\$46,750	40.65	\$122,517	\$49,916	\$74,084	\$100,001	0.741	1,425	\$51.99	445	17.1343	RANCH		\$36,049	
010-105-000-063-00	3366 LAND L CT	07/15/22	\$86,500	WD	03-ARMY'S LENGTH	\$86,500	\$33,550	38.79	\$88,950	\$33,527	\$54,973	\$70,371	0.781	720	\$76.35	445	13.1189	RANCH		\$20,067	
010-120-000-014-00	300 N WOODBRIDGE AVE	10/27/22	\$125,000	WD	03-ARMY'S LENGTH	\$125,000	\$56,550	45.24	\$144,103	\$39,426	\$86,574	\$129,506	0.668	1,518	\$87.03	445	24.3890	RANCH		\$34,736	
010-120-000-018-00	310 N WOODBRIDGE AVE	06/23/22	\$66,000	WD	03-ARMY'S LENGTH	\$66,000	\$28,950	43.86	\$77,003	\$28,238	\$45,762	\$69,565	0.658	822	\$55.67	445	25.4242	RANCH		\$17,368	
010-120-000-019-00	303 N WOODBRIDGE AVE	04/29/23	\$138,000	WD	03-ARMY'S LENGTH	\$138,000	\$54,150	39.24	\$130,484	\$19,926	\$118,072	\$135,498	0.871	1,842	\$74.63	445	4.0678	MULTI-STY		\$16,853	
010-120-000-014-00	109 N WOODBRIDGE AVE	06/02/22	\$85,000	WD	03-ARMY'S LENGTH	\$85,000	\$34,250	40.29	\$86,255	\$22,767	\$62,233	\$77,604	0.800	900	\$69.15	445	11.2004	RANCH		\$18,003	
010-405-001-001-00	1227 N ERIE ST	04/06/22	\$83,500	WD	03-ARMY'S LENGTH	\$83,500	\$42,800	51.26	\$110,374	\$32,513	\$50,987	\$95,418	0.534	1,119	\$45.61	445	37.8019	RANCH		\$28,538	
010-405-001-001-00	1227 N ERIE ST	09/15/22	\$155,000	WD	03-ARMY'S LENGTH	\$155,000	\$42,800	27.61	\$110,374	\$32,513	\$122,487	\$95,418	1.284	1,118	\$109.56	445	37.1217	RANCH		\$28,538	
010-405-001-007-00	1215 N ERIE ST	04/18/22	\$105,000	WD	03-ARMY'S LENGTH	\$105,000	\$34,950	33.28	\$92,128	\$39,793	\$74,207	\$75,165	0.987	926	\$80.14	445	7.4676	RANCH		\$28,538	
010-405-001-008-00	1213 N ERIE ST	07/28/22	\$100,000	WD	03-ARMY'S LENGTH	\$100,000	\$27,150	27.15	\$76,264	\$30,588	\$69,412	\$54,750	1.268	900	\$77.12	445	35.5426	MULTI-STY		\$28,538	
010-405-001-019-00	1208 N CHILSON ST	02/03/23	\$168,000	PTA	03-ARMY'S LENGTH	\$168,000	\$34,950	20.80	\$97,472	\$38,111	\$129,889	\$72,746	1.786	1,094	\$118.73	445	87.3133	MULTI-STY		\$30,149	
010-405-001-021-00	1212 N CHILSON ST	06/06/23	\$75,000	WD	03-ARMY'S LENGTH	\$75,000	\$42,700	56.27	\$103,678	\$31,408	\$43,992	\$88,566	0.492	1,260	\$34.60	445	42.0377	RANCH		\$23,538	
010-405-001-021-00	1212 N CHILSON ST	09/29/23	\$145,000	WD	03-ARMY'S LENGTH	\$145,000	\$43,700	30.14	\$103,678	\$31,408	\$113,592	\$88,566	1.283	1,260	\$90.15	445	37.0193	RANCH		\$28,538	
010-415-000-003-00	304 S WOODBRIDGE AVE	08/17/22	\$144,900	WD	03-ARMY'S LENGTH	\$144,900	\$52,150	35.99	\$132,222	\$29,821	\$115,079	\$125,401	0.917	1,250	\$89.00	445	0.4653	RANCH		\$26,746	
010-415-000-003-00	304 S WOODBRIDGE AVE	04/28/22	\$75,000	WD	03-ARMY'S LENGTH	\$75,000	\$34,700	46.27	\$90,925	\$26,150	\$48,850	\$79,381	0.615	1,056	\$46.26	445	29.6988	MULTI-STY		\$18,281	
010-415-000-011-00	503 S WESTLAWN AVE	02/19/23	\$114,500	WD	03-ARMY'S LENGTH	\$114,500	\$48,150	42.05	\$123,610	\$29,314	\$85,186	\$113,108	0.753	1,159	\$73.50	445	19.9934	RANCH		\$24,894	
010-415-010-060-00	503 S WESTLAWN AVE	11/07/23	\$106,000	WD	03-ARMY'S LENGTH	\$106,000	\$34,800	32.83	\$83,985	\$28,096	\$77,294	\$67,988	1.140	890	\$65.96	445	22.7903	RANCH		\$26,146	
010-415-011-001-00	513 GIES ST	02/23/23	\$62,900	WD	03-ARMY'S LENGTH	\$62,900	\$31,450	50.00	\$82,274	\$25,792	\$37,108	\$69,218	0.536	728	\$50.97	445	37.6271	RANCH		\$24,152	
Totals:			\$4,142,100			\$1,556,700			\$2,871,411	\$3,406,690		\$72.23									
						Sale Ratio =>	37.58							E.C.F. =>	0.843						
						Sel. Dev. =>	9.54							Avg. E.C.F. =>	0.812						
												Sel. Deviation=>	0.38179387								
												Avg. Variance=>	29.7997								
												Coefficient of Var=>	32.56316743								