

ECF 455 R-Primary Roads 2025 04-01-22 to 03-31-24

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad. Adj. Sale	Cur. Appraisal	Land + Yard	Blg. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Sq.Ft.	EC Area	Dev. by Meant (%)	Building Style	Use Code	Land Value
010-004-200-135-00	3008 BANGOR RD	05/12/22	\$141,000	WD	03 ARMY'S LENGTH	\$60,800	\$60,800	43.12	\$156,242	\$41,840	\$99,160	\$142,114	0.698	1,128	87.91	455	16.4282	MOD/PRE ISTY	RANCH	\$38,970
010-004-200-375-00	3112 PATTERSON RD	04/12/22	\$85,000	MLC	03 ARMY'S LENGTH	\$97,450	\$97,450	67.59	\$109,672	\$18,808	\$66,192	\$112,875	0.588	1,664	\$39.78	455	27.5609	RANCH	RANCH	\$13,692
010-004-200-380-00	3124 PATTERSON RD	12/16/22	\$165,000	WD	03 ARMY'S LENGTH	\$95,000	\$95,000	53.94	\$131,941	\$45,331	\$119,669	\$298,867	0.739	1,464	\$61.74	455	26.9324	RANCH	RANCH	\$38,244
010-005-100-205-00	3189 N EUCLID AVE	09/15/23	\$208,600	WD	03 ARMY'S LENGTH	\$208,600	\$208,600	28.12	\$148,588	\$67,370	\$141,230	\$100,892	1,400	1,405	\$100.52	455	63.7784	MULTI-STY	RES 1 FAMILY	\$66,550
010-005-100-210-00	3171 N 144th Ave	05/24/22	\$96,000	WD	03 ARMY'S LENGTH	\$147,400	\$147,400	32.46	\$171,400	\$24,000	\$137,400	\$110,456	1.042	900	\$94.66	455	47.2591	MULTI-STY	RANCH	\$21,522
010-005-100-225-00	3119 N EUCLID AVE	03/17/23	\$97,000	WD	03 ARMY'S LENGTH	\$97,000	\$97,000	31.34	\$89,440	\$33,085	\$65,915	\$67,522	1.917	845	\$71.66	455	5.4633	RANCH	RANCH	\$31,304
010-005-100-310-00	3552 BOY SCOUT RD	03/29/24	\$100,500	WD	03 ARMY'S LENGTH	\$100,500	\$100,500	27.66	\$64,531	\$11,729	\$81,771	\$56,807	1.437	798	\$102.47	455	57.5148	RANCH	RANCH	\$16,260
010-005-100-310-00	3552 BOY SCOUT RD	06/15/22	\$90,000	WD	03 ARMY'S LENGTH	\$25,600	\$25,600	26.44	\$64,531	\$11,729	\$71,271	\$56,807	1.253	798	\$89.31	455	39.0004	RANCH	RANCH	\$16,260
010-005-200-180-00	283 STATE PARK DR	05/20/22	\$80,000	WD	03 ARMY'S LENGTH	\$80,000	\$80,000	50.06	\$110,314	\$47,300	\$32,691	\$78,267	0.438	1,128	\$28.98	455	44.3445	MULTI-STY	RANCH	\$49,250
010-005-200-360-00	3609 WHEELER DR	09/20/23	\$116,000	WD	03 ARMY'S LENGTH	\$116,000	\$116,000	32.26	\$86,599	\$10,776	\$96,225	\$83,000	1.147	900	\$106.81	455	28.2519	MULTI-STY	RANCH	\$25,290
010-005-300-320-00	3695 WHEELER DR	11/17/23	\$95,800	WD	03 ARMY'S LENGTH	\$95,800	\$95,800	26.20	\$62,874	\$29,066	\$66,734	\$41,968	1.589	725	\$92.05	455	72.6968	RANCH	RANCH	\$26,930
010-005-400-015-00	3779 WHEELER DR	06/03/22	\$153,000	WD	03 ARMY'S LENGTH	\$153,000	\$156,600	36.99	\$115,608	\$56,117	\$96,883	\$118,622	0.817	1,019	\$95.08	455	4.2396	MULTI-STY	RANCH	\$52,837
010-005-400-066-00	183 STATE PARK DR	08/24/22	\$96,000	WD	03 ARMY'S LENGTH	\$96,000	\$96,000	69.29	\$96,471	\$19,132	\$36,848	\$96,448	1.034	2,009	\$56.52	455	47.2591	MULTI-STY	RANCH	\$16,897
010-005-400-066-00	183 STATE PARK DR	11/30/22	\$77,500	WD	03 ARMY'S LENGTH	\$77,500	\$77,500	50.06	\$96,471	\$19,132	\$58,348	\$96,448	0.607	1,009	\$97.83	455	25.4545	MULTI-STY	RANCH	\$16,897
010-005-400-100-00	209 STATE PARK DR	08/09/22	\$165,000	WD	03 ARMY'S LENGTH	\$165,000	\$149,250	29.85	\$129,618	\$50,977	\$114,023	\$97,611	1.167	1,047	\$108.90	455	30.5154	MULTI-STY	RANCH	\$46,467
010-005-400-110-00	213 STATE PARK DR	02/07/23	\$122,000	WD	03 ARMY'S LENGTH	\$122,000	\$33,400	27.38	\$100,372	\$29,600	\$92,399	\$87,969	1.051	1,037	\$89.10	455	18.8996	RANCH	RANCH	\$25,915
010-005-400-156-00	214 STATE PARK DR	07/10/23	\$145,000	WD	03 ARMY'S LENGTH	\$145,000	\$44,450	30.66	\$107,463	\$36,965	\$108,035	\$87,975	1.234	1,056	\$102.31	455	37.1596	RANCH	RANCH	\$35,120
010-005-400-346-01	3991 WHEELER DR	08/17/23	\$200,000	WD	03 ARMY'S LENGTH	\$200,000	\$84,450	42.23	\$154,294	\$31,298	\$165,702	\$202,480	0.824	1,350	\$114.96	455	2.8550	MULTI-STY	RANCH	\$20,248
010-005-100-270-00	3215 OLD KAWAWUN RD	05/20/22	\$240,000	WD	03 ARMY'S LENGTH	\$240,000	\$118,000	24.71	\$221,425	\$26,139	\$31,955	\$264,352	0.956	4,552	\$68.51	455	26.8247	MULTI-STY	RANCH	\$25,290
010-006-200-040-00	3490 BOY SCOUT RD	09/07/22	\$90,000	WD	03 ARMY'S LENGTH	\$90,000	\$36,350	40.39	\$101,877	\$32,650	\$57,500	\$85,996	0.667	1,128	\$50.84	455	19.5141	RANCH	RANCH	\$13,420
010-006-200-080-00	3075 N EUCLID AVE	09/22/22	\$188,000	WD	03 ARMY'S LENGTH	\$188,000	\$79,000	38.57	\$162,967	\$76,129	\$108,877	\$129,757	0.820	1,368	\$83.24	455	4.3909	RANCH	RANCH	\$68,962
010-006-200-120-00	3147 N EUCLID AVE	09/18/23	\$165,000	WD	03 ARMY'S LENGTH	\$165,000	\$84,000	32.73	\$149,406	\$7,847	\$97,847	\$128,678	1.171	864	\$105.90	455	20.8181	RANCH	RANCH	\$70,885
010-006-200-036-00	3230 N EUCLID AVE	07/01/22	\$85,000	WD	03 ARMY'S LENGTH	\$85,000	\$31,200	36.71	\$80,162	\$22,447	\$65,533	\$70,686	1.272	879	\$64.09	455	1.0449	RANCH	RANCH	\$20,807
010-006-300-015-01	3286 OLD KAWAWUN RD	09/13/23	\$100,000	WD	03 ARMY'S LENGTH	\$100,000	\$31,500	31.50	\$79,432	\$42,668	\$97,332	\$46,070	0.955	748	\$76.05	455	29.3335	RANCH	RANCH	\$41,438
010-006-300-140-00	3313 OLD KAWAWUN RD	09/08/22	\$134,000	WD	03 ARMY'S LENGTH	\$134,000	\$62,100	46.07	\$116,918	\$29,847	\$129,297	\$128,678	0.920	1,182	\$62.43	455	31.2296	RANCH	RANCH	\$21,296
010-006-300-496-00	3057 WHEELER DR	09/06/23	\$87,000	WD	03 ARMY'S LENGTH	\$87,000	\$28,000	32.18	\$67,404	\$24,830	\$62,070	\$52,763	1.176	624	\$99.47	455	31.4368	RANCH	RANCH	\$24,110
010-006-400-275-00	3375 OLD KAWAWUN RD	10/25/23	\$122,000	WD	03 ARMY'S LENGTH	\$122,000	\$97,700	47.30	\$141,134	\$40,173	\$81,827	\$125,417	0.852	796	\$102.80	455	20.9903	RANCH	RANCH	\$37,841
010-006-200-222-00	3712 WILDER RD	07/11/23	\$71,000	WD	03 ARMY'S LENGTH	\$71,000	\$22,300	31.13	\$70,728	\$18,468	\$57,848	\$67,848	0.943	722	\$84.63	455	21.2684	MULTI-STY	RES 1 FAMILY	\$14,845
010-006-100-140-00	3684 OLD KAWAWUN RD	08/25/22	\$112,000	WD	03 ARMY'S LENGTH	\$112,000	\$48,800	43.57	\$132,615	\$79,922	\$54,078	\$92,796	0.583	1,081	\$50.03	455	27.5208	RANCH	RANCH	\$49,073
010-006-100-240-00	3524 WHEELER DR	12/15/22	\$115,000	WD	03 ARMY'S LENGTH	\$115,000	\$37,350	32.48	\$110,602	\$41,011	\$73,989	\$88,448	0.856	767	\$84.46	455	6.6136	RANCH	RANCH	\$35,887
010-006-200-051-00	3929 WHEELER DR	09/21/23	\$169,000	WD	03 ARMY'S LENGTH	\$169,000	\$60,000	35.55	\$158,059	\$59,059	\$119,344	\$124,153	0.899	965	\$95.95	455	2.7145	RANCH	RANCH	\$11,423
010-006-200-555-00	3584 STATE ST	04/18/23	\$85,000	WD	03 ARMY'S LENGTH	\$85,000	\$45,300	53.29	\$114,978	\$20,603	\$32,397	\$76,366	0.424	1,005	\$32.24	455	43.7900	RANCH	RANCH	\$50,963
010-008-400-165-00	44 STATE PARK DR	01/05/23	\$149,900	WD	03 ARMY'S LENGTH	\$149,900	\$58,250	38.86	\$119,869	\$44,450	\$105,450	\$143,378	0.736	1,792	\$56.84	455	12.6560	MULTI-STY	RANCH	\$40,944
010-008-400-275-00	69 STATE PARK DR	09/15/22	\$159,000	WD	03 ARMY'S LENGTH	\$159,000	\$46,850	29.47	\$132,844	\$67,576	\$91,425	\$81,808	1.128	1,054	\$85.93	455	26.5567	RANCH	RANCH	\$62,875
010-008-400-410-00	72 OLD KAWAWUN RD	04/11/22	\$157,100	WD	03 ARMY'S LENGTH	\$157,100	\$64,300	40.93	\$133,190	\$81,758	\$71,342	\$121,034	0.696	1,718	\$42.69	455	25.6066	RANCH	RANCH	\$80,751
010-008-100-084-00	4670 WHEELER DR	11/22/22	\$228,000	WD	03 ARMY'S LENGTH	\$228,000	\$102,200	44.42	\$204,022	\$68,248	\$185,161	\$148,074	0.714	2,042	\$72.42	455	14.8417	MULTI-STY	RANCH	\$25,290
010-009-100-170-00	4196 WHEELER DR	09/26/23	\$150,000	WD	03 ARMY'S LENGTH	\$150,000	\$46,250	32.03	\$119,104	\$64,844	\$85,056	\$126,404	0.970	1,264	\$104.77	455	40.2188	RANCH	RANCH	\$60,831
010-009-400-300-01	4265 KLEIBITZ DR	08/31/22	\$155,000	WD	19 MULTI-PURPOSE ARMY'S LENGTH	\$155,000	\$90,250	58.23	\$191,314	\$40,707	\$114,293	\$198,428	0.576	2,054	\$75.70	455	28.6039	MOD/PRE ISTY	RANCH	\$38,117
010-009-300-366-00	2733 WHEELER DR	09/08/22	\$180,000	WD	03 ARMY'S LENGTH	\$180,000	\$96,250	52.93	\$168,964	\$76,418	\$92,546	\$77,664	0.979	1,244	\$60.97	455	21.2486	POLE/HOME	RANCH	\$72,918
010-009-300-366-00	2733 WHEELER DR	11/09/23	\$184,000	WD	03 ARMY'S LENGTH	\$184,000	\$94,200	40.34	\$164,714	\$26,442	\$86,164	\$104,463	0.920	879	\$65.92	455	6.7703	RANCH	RANCH	\$24,638
010-017-300-030-00	1211 N WENONA AVE	09/18/22	\$81,000	WD	03 ARMY'S LENGTH	\$81,000	\$33,550	41.42	\$62,158	\$29,876	\$51,124	\$77,369	0.661	960	\$53.25	455	20.1249	RANCH	RANCH	\$26,281
010-017-300-145-00	1100 N WENONA AVE	01/06/23	\$120,000	WD	03 ARMY'S LENGTH	\$120,000	\$42,700	35.63	\$121,379	\$47,714	\$72,296	\$91,509	0.790	959	\$75.38	455	7.2100	RANCH	RANCH	\$42,900
010-017-300-170-00	912 N WENONA AVE	09/13/22	\$149,900	WD	03 ARMY'S LENGTH	\$149,900	\$47,900	32.03	\$149,900	\$47,900	\$102,000	\$134,463	0.920	864	\$83.16	455	21.2684	RANCH	RANCH	\$17,450
010-017-300-185-00	909 N WENONA AVE	09/30/23	\$186,000	WD	03 ARMY'S LENGTH	\$186,000	\$81,500	43.82	\$188,546	\$41,785	\$146,215	\$181,070	0.785	1,058	\$110.99	455	7.6814	RANCH	RANCH	\$49,095
010-018-200-075-00	3452 WILDER RD	09/29/22	\$112,000	WD	03 ARMY'S LENGTH	\$112,000	\$32,000	28.64	\$80,033	\$36,727	\$73,773	\$60,007	1.263	1,230	\$61.80	455	40.0096	RANCH	RANCH	\$31,399
010-018-200-090-00	3152 N NORTH UNION RD	01/25/22	\$162,000	WD	03 ARMY'S LENGTH	\$162,000	\$42,000	24.67	\$162,000	\$42,000	\$120,000	\$137,451	0.920	1,272	\$97.37	455	11.2927	MULTI-STY	RES 1 FAMILY	\$45,912
010-018-100-015-00	3091 E MIDLAND RD	11/09/23	\$274,900	WD	03 ARMY'S LENGTH	\$274,900	\$64,250	23.37	\$157											