

ECF 400 R Curb C&D 2026 04-01-23 to 03-31-25

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
010-017-300-400-00	500 W FULTON ST	03/13/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$102,200	37.16	\$227,304	\$67,328	\$207,672	\$160,297	1.296	2,216
010-E15-000-001-00	3488 EUCLID CT	05/20/24	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$74,150	43.36	\$170,147	\$44,227	\$126,773	\$126,172	1.005	1,384
010-F10-001-003-00	605 WEBB DR	09/27/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,950	50.59	\$178,938	\$45,086	\$114,914	\$134,120	0.857	1,500
010-F10-001-004-00	607 WEBB DR	03/29/24	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$53,300	33.11	\$141,696	\$46,021	\$114,979	\$95,867	1.199	1,486
010-F10-002-006-00	711 WEBB DR	03/27/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$83,850	39.00	\$207,900	\$46,702	\$168,298	\$161,521	1.042	1,666
010-F10-003-015-00	613 HANDY DR	06/21/23	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$81,350	44.58	\$205,598	\$50,241	\$132,259	\$155,668	0.850	1,908
010-F10-006-003-00	704 HANDY DR	12/06/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$82,300	39.19	\$188,840	\$51,553	\$158,447	\$137,562	1.152	1,222
010-F10-008-008-00	714 FROST DR	07/01/24	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$75,900	44.13	\$177,080	\$57,237	\$114,763	\$120,083	0.956	1,500
010-G05-000-001-00	3011 COVENTRY DR	07/18/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$78,350	39.18	\$202,207	\$43,141	\$156,859	\$159,385	0.984	1,426
010-G05-000-012-00	3096 COVENTRY DR	03/19/24	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$48,600	22.92	\$122,729	\$35,334	\$176,666	\$87,570	2.017	925
010-G05-000-019-00	3146 COVENTRY DR	08/24/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$46,400	40.35	\$116,049	\$34,657	\$80,343	\$81,555	0.985	988
010-G05-000-039-00	3075 COVENTRY DR	06/16/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$68,550	35.15	\$165,089	\$37,390	\$157,610	\$127,955	1.232	1,665
010-G05-000-043-00	3047 COVENTRY DR	11/04/24	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$69,700	37.70	\$154,488	\$35,629	\$149,271	\$119,097	1.253	925
010-G05-000-046-00	3019 COVENTRY DR	07/31/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$67,500	43.55	\$169,399	\$39,017	\$115,983	\$130,643	0.888	1,550
010-G25-000-004-00	3036 CANTERBURY DR	04/08/24	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$81,700	39.66	\$177,535	\$40,712	\$165,288	\$137,097	1.206	1,676
010-G27-000-067-00	3071 YORKSHIRE DR	01/31/24	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$63,150	42.96	\$158,090	\$39,190	\$107,810	\$119,138	0.905	1,075
010-G27-000-093-00	3122 YORKSHIRE DR	05/31/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$65,700	39.82	\$144,362	\$40,725	\$124,275	\$103,845	1.197	925
010-L25-000-004-00	4548 E LEWIS DR	07/20/23	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$63,750	34.48	\$162,211	\$46,938	\$137,962	\$115,504	1.194	1,352
010-L25-000-032-00	4595 E LEWIS DR	11/08/24	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$79,550	35.04	\$187,953	\$57,102	\$169,898	\$131,113	1.296	1,456

Totals:	\$3,538,300		\$3,538,300		\$1,366,950		\$3,257,615		\$2,680,070		\$2,404,193		E.C.F. => 1.115	
					Sale. Ratio =>		38.63						Ave. E.C.F. => 1.132	
					Std. Dev. =>		5.77							

Used 1.115 for 2026