

**ECF 410 Curb C&B 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
010-018-200-030-00	4015 RICHLYN CT	12/21/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,850	42.33	\$176,829	\$51,170	\$113,830	\$136,438	0.834	1,048
010-G10-000-003-00	3469 GOLFWAY DR	11/30/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$83,750	38.95	\$207,219	\$55,339	\$159,661	\$164,908	0.968	1,212
010-G10-000-009-00	3415 GOLFWAY DR	10/02/23	\$190,400	WD	03-ARM'S LENGTH	\$190,400	\$72,650	38.16	\$179,128	\$58,716	\$131,684	\$130,741	1.007	1,555
010-G30-000-034-00	4526 GREENFIELD DR	06/09/23	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$95,700	51.18	\$239,905	\$86,021	\$100,979	\$167,084	0.604	1,656
010-L27-000-002-00	4190 S PAUL CIRCLE	01/03/25	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$127,550	38.42	\$273,077	\$46,728	\$285,272	\$245,764	1.161	1,510
010-L27-000-014-00	4120 S PAUL CIRCLE	04/14/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$110,100	36.70	\$272,476	\$56,229	\$243,771	\$234,796	1.038	1,744
010-L27-000-026-00	4167 S PAUL CIRCLE	09/18/23	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$140,200	45.82	\$339,693	\$51,761	\$254,239	\$312,630	0.813	1,680
010-L27-000-029-00	4185 S PAUL CIRCLE	11/21/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$97,250	30.87	\$239,661	\$53,067	\$261,933	\$202,599	1.293	1,500
010-L28-000-046-00	4141 N PAUL CIRCLE	02/08/24	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$125,500	38.15	\$305,748	\$48,993	\$280,007	\$278,779	1.004	1,576
010-L30-000-061-00	4484 LINDEN PARK DR	10/16/23	\$203,150	WD	03-ARM'S LENGTH	\$203,150	\$81,250	40.00	\$204,577	\$57,899	\$145,251	\$159,260	0.912	1,805
010-L30-000-065-00	4471 LINDEN PARK DR	11/27/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,300	46.05	\$221,723	\$60,309	\$159,691	\$175,260	0.911	1,670
010-L30-000-074-00	3080 OAKWOOD CT	03/08/24	\$374,500	WD	03-ARM'S LENGTH	\$374,500	\$195,700	52.26	\$496,948	\$81,197	\$293,303	\$451,413	0.650	2,991
010-M10-000-004-00	3035 CRESTWOOD CT	04/14/23	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$108,900	48.94	\$267,635	\$53,265	\$169,235	\$232,758	0.727	1,978
010-M10-000-011-00	3080 CRESTWOOD CT	09/19/24	\$296,500	WD	03-ARM'S LENGTH	\$296,500	\$143,350	48.35	\$315,725	\$95,945	\$200,555	\$238,632	0.840	1,993
010-N10-000-018-00	3052 MELROSE DR	04/05/24	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$136,600	51.16	\$307,434	\$62,611	\$204,389	\$265,823	0.769	2,124
010-N10-000-022-00	3086 KIRKWOOD PL	05/23/23	\$261,700	WD	03-ARM'S LENGTH	\$261,700	\$102,350	39.11	\$253,837	\$70,022	\$191,678	\$199,582	0.960	1,640
010-N11-000-060-00	3024 N GLENWAY DR	08/25/23	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$94,750	35.77	\$240,303	\$63,753	\$201,147	\$191,694	1.049	1,634
010-N11-000-078-00	3025 S GLENWAY DR	09/01/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$104,050	41.64	\$256,685	\$68,070	\$181,830	\$204,794	0.888	1,524
010-N12-000-113-00	4079 DOVER LN	08/15/24	\$262,900	WD	03-ARM'S LENGTH	\$262,900	\$115,200	43.82	\$248,573	\$62,280	\$200,620	\$202,273	0.992	1,300
010-N12-000-121-00	3114 SHANNON LN	07/31/24	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$127,150	42.81	\$279,551	\$73,897	\$223,103	\$223,294	0.999	1,971
010-S16-000-035-00	3959 MAYWOOD DR	05/17/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$74,050	40.03	\$162,106	\$54,684	\$130,316	\$116,636	1.117	1,176
010-S20-000-103-00	3914 MAYWOOD DR	02/27/24	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$87,650	45.65	\$216,032	\$49,597	\$142,403	\$180,711	0.788	1,856
010-S21-000-127-00	3902 SEQUIN DR	08/30/24	\$240,000	SD	03-ARM'S LENGTH	\$240,000	\$82,450	34.35	\$178,619	\$50,610	\$189,390	\$138,989	1.363	1,176
010-S22-000-146-00	3381 ANNA DR	06/29/23	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$76,700	35.35	\$191,435	\$55,319	\$161,681	\$147,792	1.094	1,664
010-S22-000-153-00	3937 CASTLE DR	12/27/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$83,150	32.61	\$181,947	\$52,132	\$202,868	\$140,950	1.439	1,593
010-S40-000-024-00	4692 RICHARDSON DR	11/05/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,050	37.23	\$182,224	\$44,456	\$170,544	\$149,585	1.140	1,542
010-S40-000-030-00	3109 E MIDLAND RD	04/19/24	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$75,250	50.20	\$171,089	\$60,699	\$89,201	\$119,859	0.744	1,102
010-W05-000-012-00	3967 PEPPERMILL LN	06/21/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$156,700	39.18	\$367,201	\$71,630	\$328,270	\$320,924	1.023	2,452
010-W10-000-028-00	3317 CATALINA DR	10/16/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$73,650	46.03	\$161,454	\$51,702	\$108,298	\$119,166	0.909	1,356
010-W10-000-042-00	3359 GLENDORA DR	10/11/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$72,850	53.96	\$160,411	\$55,176	\$79,824	\$114,262	0.699	1,400
010-W11-000-075-00	4426 DARLA DR	02/21/25	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$87,300	34.93	\$196,058	\$49,416	\$200,484	\$159,220	1.259	1,726
010-W20-000-001-00	4740 MORNINGSIDE DR	12/06/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$91,400	36.57	\$225,523	\$64,447	\$185,453	\$174,893	1.060	1,619
010-W20-000-004-00	4712 MORNINGSIDE DR	03/15/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$91,300	40.58	\$224,833	\$64,416	\$160,584	\$174,177	0.922	1,431
010-W20-000-021-00	4711 MORNINGSIDE DR	10/28/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$110,900	50.41	\$240,273	\$61,686	\$158,314	\$193,906	0.816	1,641
<b>Totals:</b>			<b>\$8,353,050</b>			<b>\$8,353,050</b>	<b>\$3,476,550</b>		<b>\$8,185,932</b>		<b>\$6,309,808</b>	<b>\$6,669,587</b>		
								<b>Sale. Ratio =&gt;</b>	<b>41.62</b>				<b>E.C.F. =&gt;</b>	<b>0.946</b>
								<b>Std. Dev. =&gt;</b>	<b>6.20</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.965</b>

ECF USED FOR 2026 0.946