

ECF 420 R - C 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	
010-031-400-370-00	3295 SHANE DR	11/22/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$131,500	47.82	\$300,422	\$82,316	\$192,684	\$231,290	0.833	2,763	
010-A25-000-015-00	4979 ARNOLD CT	12/30/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$51,750	32.34	\$119,887	\$37,359	\$122,641	\$87,516	1.401	912	
010-A25-000-019-00	3181 ARNOLD CT	08/22/24	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$56,900	32.24	\$126,585	\$41,828	\$134,672	\$89,880	1.498	1,326	
010-A25-000-025-01	3229 ARNOLD CT	04/12/23	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$88,550	39.89	\$206,461	\$67,180	\$154,820	\$147,700	1.048	1,480	
010-B15-000-051-00	4550 WESTFIELD CT	05/11/23	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$66,850	38.42	\$158,630	\$35,371	\$138,629	\$130,709	1.061	1,163	
010-G15-000-014-00	3330 SHANE DR	11/11/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$109,800	51.07	\$246,389	\$39,341	\$175,659	\$219,563	0.800	1,572	
010-G15-000-038-00	2993 DOUGLAS DR	07/26/24	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$54,750	30.43	\$125,466	\$38,990	\$140,910	\$91,703	1.537	1,092	
010-G15-000-053-00	3357 SHANE DR	10/16/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$69,850	39.91	\$156,273	\$37,521	\$137,479	\$125,930	1.092	1,384	
010-G15-000-057-00	3317 SHANE DR	04/10/24	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$64,400	33.04	\$143,288	\$40,563	\$154,337	\$108,934	1.417	1,092	
010-K15-000-001-01	4295 KUERBITZ DR	07/31/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$48,500	34.67	\$119,059	\$31,002	\$108,898	\$93,380	1.166	1,140	
010-K15-000-014-00	4294 KUERBITZ DR	10/27/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$67,850	39.91	\$164,864	\$57,049	\$112,951	\$114,332	0.988	1,191	
010-L35-000-022-00	4191 RICHMARK LN	03/31/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$57,600	36.00	\$141,910	\$52,167	\$107,833	\$95,168	1.133	1,102	
010-L35-000-034-00	4200 RICHMARK LN	08/04/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$89,150	59.43	\$214,985	\$52,960	\$97,040	\$171,819	0.565	1,460	
Totals:			\$2,392,200			\$2,392,200	\$957,450		\$2,224,219		\$1,778,553	\$1,707,924			
								Sale. Ratio =>	40.02			E.C.F. =>	1.041		
								Std. Dev. =>	8.49			Ave. E.C.F. =>	1.118		

ECF USED FOR 2026 1.041