

## ECF 445 R - D&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	
010-003-100-005-00	990 PINE RD	05/09/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$29,550	59.10	\$71,088	\$20,183	\$29,817	\$55,817	0.534	792	
010-003-100-015-00	994 PINE RD	12/02/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,200	43.50	\$119,465	\$40,667	\$79,333	\$86,401	0.918	748	
010-003-100-060-00	1060 PINE RD	06/15/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$77,150	64.29	\$200,606	\$65,536	\$54,464	\$148,103	0.368	1,446	
010-003-100-130-03	908 SHADY SHORES RD	04/12/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$120,850	35.54	\$274,839	\$64,569	\$275,431	\$230,559	1.195	1,608	
010-003-100-260-00	860 SHADY SHORES RD	08/09/23	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$39,450	63.63	\$103,117	\$31,865	\$30,135	\$78,127	0.386	1,294	
010-003-100-260-00	860 SHADY SHORES RD	05/30/24	\$133,500	WD	03-ARM'S LENGTH	\$133,500	\$45,250	33.90	\$103,117	\$31,865	\$101,635	\$78,127	1.301	1,294	
010-006-300-395-00	3437 LEFF LN	09/25/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$46,850	37.48	\$120,880	\$95,388	\$29,612	\$27,952	1.059	1,536	
010-008-200-385-00	3982 PLUMMER DR	10/15/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$34,100	29.65	\$82,367	\$34,090	\$80,910	\$52,935	1.528	720	
010-009-100-060-00	4047 COYER LN	12/15/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$61,450	44.21	\$158,750	\$21,507	\$117,493	\$150,486	0.781	1,461	
010-017-300-065-00	1202 N ERIE ST	03/12/25	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$34,500	46.00	\$82,752	\$35,737	\$39,263	\$51,552	0.762	800	
010-017-300-070-00	1204 N ERIE ST	09/28/23	\$116,900	WD	03-ARM'S LENGTH	\$116,900	\$36,050	30.84	\$98,056	\$36,613	\$80,287	\$67,372	1.192	906	
010-031-400-150-00	3429 CRAMER RD	03/14/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$28,450	20.32	\$81,080	\$28,178	\$111,822	\$58,007	1.928	832	
010-031-400-190-01	3411 CRAMER RD	08/04/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$0	0.00	\$109,810	\$45,749	\$4,251	\$70,242	0.061	725	
010-031-400-195-00	3407 CRAMER RD	06/11/24	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$65,650	45.31	\$155,105	\$55,141	\$89,759	\$109,610	0.819	1,092	
010-A16-000-130-00	911 SHADY SHORES RD	09/19/23	\$40,000	QC	03-ARM'S LENGTH	\$40,000	\$27,150	67.88	\$67,063	\$21,384	\$18,616	\$50,087	0.372	874	
010-A16-000-150-00	984 PINE RD	07/12/24	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$25,700	25.96	\$60,365	\$18,673	\$80,327	\$45,715	1.757	724	
010-K05-000-005-00	3468 ADA DR	10/25/23	\$122,900	WD	03-ARM'S LENGTH	\$122,900	\$44,900	36.53	\$119,729	\$43,177	\$79,723	\$83,939	0.950	925	
010-L05-000-014-00	3383 L AND L CT	09/25/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$50,950	56.61	\$127,430	\$34,524	\$55,476	\$101,871	0.545	1,061	
010-L05-000-016-00	3367 L AND L CT	10/25/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$46,550	37.24	\$112,040	\$36,068	\$88,932	\$83,303	1.068	1,218	
010-L20-002-014-00	300 N WOODBRIDGE AVE	06/24/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$69,350	33.83	\$156,026	\$40,494	\$164,506	\$126,680	1.299	1,518	
010-L20-003-012-00	303 N WOODBRIDGE AVE	04/20/23	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$54,150	39.24	\$142,734	\$20,915	\$117,085	\$133,573	0.877	1,582	
010-M05-001-002-00	1225 N ERIE ST	08/08/24	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$51,050	38.10	\$118,837	\$34,002	\$99,998	\$93,021	1.075	1,020	
010-M05-001-014-00	200 FLETCHER CT	08/06/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$54,700	30.39	\$122,339	\$37,649	\$142,351	\$92,862	1.533	1,064	
010-M05-001-021-00	1212 N CHILSON ST	06/06/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$43,700	58.27	\$111,895	\$33,109	\$41,891	\$86,388	0.485	1,260	
010-M05-001-021-00	1212 N CHILSON ST	09/29/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$43,700	30.14	\$111,895	\$33,109	\$111,891	\$86,388	1.295	1,260	
010-M05-002-011-00	1207 N CHILSON ST	11/01/24	\$173,900	WD	03-ARM'S LENGTH	\$173,900	\$87,700	50.43	\$215,596	\$91,470	\$82,430	\$136,103	0.606	1,694	
010-P15-005-003-00	205 S WOODBRIDGE AVE	09/13/24	\$252,100	WD	03-ARM'S LENGTH	\$252,100	\$85,650	33.97	\$195,105	\$43,781	\$208,319	\$165,925	1.255	1,904	
010-T05-000-006-00	2 TARRAS CT	02/14/25	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,300	45.62	\$139,237	\$31,182	\$98,818	\$118,481	0.834	1,414	
010-W15-004-007-00	602 S COLUMBIAN ST	02/26/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$31,150	69.22	\$80,387	\$20,313	\$24,687	\$65,871	0.375	738	
010-W15-010-003-00	506 S WESTLAWN AVE	03/26/25	\$99,750	WD	03-ARM'S LENGTH	\$99,750	\$43,400	43.51	\$101,988	\$33,119	\$66,631	\$75,514	0.882	1,183	
010-W15-010-006-00	502 S WESTLAWN AVE	11/07/23	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$34,800	32.83	\$93,662	\$31,988	\$74,012	\$67,625	1.094	890	
<b>Totals:</b>			<b>\$3,891,950</b>			<b>\$3,891,950</b>	<b>\$1,525,400</b>		<b>\$3,837,360</b>		<b>\$2,679,905</b>	<b>\$2,878,635</b>			
								<b>Sale. Ratio =&gt;</b>	<b>39.19</b>			<b>E.C.F. =&gt;</b>	<b>0.931</b>		
								<b>Std. Dev. =&gt;</b>	<b>14.96</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.940</b>		

ECF USED FOR 2026 0.931