

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-18-400-087	2150 SPRUCEWAY LA	0002	401	11/22/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$165,400	70.38	\$330,821	1,161	RANCH, C-BC	66	\$70,000	\$165,000	\$186,301	0.886
09-09-18-400-092	2162 SPRUCEWAY LA	0002	401	12/10/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$196,800	69.05	\$393,613	1,885	2 STORY, C-BC	66	\$70,000	\$215,000	\$231,152	0.930
09-09-18-400-052	2210 PINE GROVE CT	0002	401	10/01/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$171,200	62.25	\$342,345	1,316	RANCH, C-BC	66	\$70,000	\$205,000	\$194,532	1.054
09-09-18-400-041	2204 APPLEWOOD CT	0002	401	10/31/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$212,600	64.42	\$425,224	1,992	2 STORY, C-BC	65	\$70,000	\$260,000	\$246,341	1.055
09-09-18-400-097	2174 SPRUCEWAY LA	0002	401	04/26/21	\$299,051	WD	03-ARM'S LENGTH	\$299,051	\$165,900	55.48	\$331,794	1,316	RANCH, C-BC	66	\$70,000	\$229,051	\$186,996	1.225
09-09-18-400-083	2222 APPLEWOOD CT	0002	401	04/23/21	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$180,600	53.43	\$361,200	1,885	2 STORY, C-BC	66	\$70,000	\$268,000	\$208,000	1.288
09-09-18-400-067	2256 PINE GROVE CT	0002	401	04/22/22	\$390,000	OTH	03-ARM'S LENGTH	\$390,000	\$203,300	52.13	\$406,596	1,885	2 STORY, C-BC	65	\$70,000	\$320,000	\$240,426	1.331
09-09-18-400-117	2252 RIVENOAK CT	0002	401	04/02/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$192,400	51.31	\$384,898	1,885	2 STORY, C-BC	67	\$70,000	\$305,000	\$224,927	1.356
09-09-18-400-099	2204 RIVENOAK CT	0002	401	06/10/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$210,700	49.00	\$421,452	1,885	2 STORY, C-BC	65	\$70,000	\$360,000	\$251,037	1.434
09-09-18-400-118	2254 RIVENOAK CT	0002	401	07/07/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$214,300	47.10	\$428,554	1,885	SPLIT LVL, C-BC	65	\$70,000	\$385,000	\$256,110	1.503
09-09-18-400-034	2172 OVERLOOK CT	0002	401	07/30/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$193,900	46.72	\$387,881	1,992	2 STORY, C-BC	66	\$70,000	\$345,000	\$227,058	1.519
09-09-18-400-036	2176 OVERLOOK CT	0002	401	04/15/22	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$172,700	44.87	\$345,429	1,696	2 STORY, C-BC	66	\$70,000	\$314,900	\$196,735	1.601
09-09-18-400-010	2102 OVERLOOK CT	0002	401	02/07/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$187,600	39.91	\$375,186	1,850	2 STORY, C-BC	65	\$70,000	\$400,000	\$244,149	1.638
09-09-18-400-095	2170 SPRUCEWAY LA	0002	401	04/28/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$158,700	41.76	\$317,379	1,161	RANCH, C-BC	67	\$70,000	\$310,000	\$181,896	1.704
09-09-18-400-062	2246 PINE GROVE CT	0002	401	03/24/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$173,500	40.82	\$346,913	1,618	SPLIT LVL, C-BC	66	\$70,000	\$355,000	\$197,795	1.795
09-09-18-400-042	2206 APPLEWOOD CT	0002	401	04/29/22	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$154,400	39.79	\$308,763	1,270	2 STORY, C-BC	66	\$70,000	\$318,000	\$170,545	1.865
09-09-18-400-044	2210 APPLEWOOD CT	0002	401	05/11/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$163,700	39.45	\$327,408	1,548	2 STORY, C-BC	66	\$70,000	\$345,000	\$183,863	1.876
09-09-18-400-078	2140 SPRUCEWAY LA	0002	401	06/17/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$177,500	39.01	\$354,977	1,161	RANCH, C-BC	65	\$70,000	\$385,000	\$203,555	1.891

\$6,744,951

\$6,744,951    \$3,295,200

\$5,484,951    \$3,831,418    1.432  
 AVERAGE ECF:    1.442  
 STD DEVIATION:    0.325  
 PREVIOUS YEAR ECF:    1.250  
 APPROX NBHD % CHANGE:    15%

**NBHD 0002**  
**1.4000**



## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-08-24-104-021	1390 PATRICIA AV	0004	401	07/16/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$169,500	65.19	\$339,069	1,180	C-BC	75	\$41,410	\$218,590	\$138,446	1.579
09-08-24-104-020	1400 PATRICIA AV	0004	401	03/11/22	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$172,200	59.18	\$344,383	1,180	C-BC	76	\$41,410	\$249,590	\$137,715	1.812
09-08-24-104-019	1410 PATRICIA AV	0004	401	05/19/22	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$186,600	57.24	\$373,108	1,180	C-BC	75	\$41,410	\$284,590	\$150,772	1.888
09-08-24-104-022	1380 PATRICIA AV	0004	401	04/20/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$166,000	56.27	\$332,008	1,180	2 STORY, C-BC	75	\$41,410	\$253,590	\$132,090	1.920
09-08-24-100-014	2630 SEQUOIA PKY	0004	401	09/28/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$208,200	52.06	\$416,381	1,886	2 STORY, C-BC	55	\$54,197	\$345,703	\$164,629	2.100
09-08-24-105-023	3012 SEQUOIA PKY	0004	401	08/09/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$182,400	49.30	\$364,777	1,449	RANCH, C-BC	54	\$55,459	\$314,541	\$140,599	2.237
09-08-24-100-049	1280 KUEHNLE CT	0004	401	12/01/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$196,100	45.60	\$392,105	1,804	SPLIT LVL, C-BC	56	\$54,695	\$375,305	\$156,935	2.391
09-08-24-105-039	1385 KUEHNLE AV	0004	401	04/05/21	\$383,500	WD	03-ARM'S LENGTH	\$383,500	\$174,400	45.48	\$348,758	1,651	RANCH, C-BC	57	\$54,801	\$328,699	\$136,724	2.404
09-08-24-100-008	2666 SEQUOIA PKY	0004	401	11/04/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$148,700	46.47	\$297,432	1,531	SPLIT LVL, C-BC	55	\$54,893	\$265,107	\$110,245	2.405
09-08-24-411-025	619 DUANE CT	0004	401	12/08/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$148,700	46.47	\$297,401	1,531	SPLIT LVL, C-BC	53	\$54,767	\$265,233	\$110,288	2.405
09-08-24-105-008	1326 RAVENWOOD AV	0004	401	06/21/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$212,000	45.59	\$424,059	1,843	1 1/2 ST, C-BC	55	\$54,617	\$410,383	\$167,928	2.444
09-08-24-410-027	773 CENTER DR	0004	401	10/07/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$152,100	44.74	\$304,204	1,074	RANCH, C-BC	54	\$53,921	\$286,079	\$113,765	2.515
09-08-24-415-001	1015 N MAPLE RD	0004	401	09/16/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$123,000	43.93	\$245,972	1,050	RANCH, C-BC	50	\$56,306	\$223,694	\$86,212	2.595

\$4,480,400

\$4,480,400

\$2,239,900

\$3,821,104

\$1,746,348

2.188

AVERAGE ECF:

2.207

STD DEVIATION:

0.316

PREVIOUS YEAR ECF:

2.150

APPROX NBHD % CHANGE:

2%

**NBHD 0004  
2.1000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-08-24-422-001	2591 VALLEY DR	0005	401	09/03/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$150,000	66.67	\$300,051	1,673	2 STORY, C-BC	52	\$64,137	\$160,863	\$117,957	1.364
09-08-24-407-030	641 DELLWOOD DR	0005	401	09/30/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$132,300	63.00	\$264,571	1,344	1 1/2 ST, C-BC	54	\$58,645	\$151,355	\$102,963	1.470
09-08-24-304-017	435 BARBER AV	0005	401	07/01/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$156,900	62.76	\$313,803	1,388	RANCH, C-BC	53	\$59,771	\$190,229	\$127,016	1.498
09-08-24-400-019	680 VINE CT	0005	401	11/01/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$279,900	64.34	\$559,894	2,340	2 STORY, C-BC	86	\$57,478	\$377,522	\$251,208	1.503
09-08-24-409-027	2815 SEQUOIA PKY	0005	401	02/25/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$137,200	60.98	\$274,417	1,468	1 1/2 ST, C-BC	56	\$58,713	\$166,287	\$107,852	1.542
09-08-24-404-011	405 EVERGREEN DR	0005	401	12/14/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$131,800	58.58	\$263,692	1,300	1 1/2 ST, C-BC	52	\$62,118	\$162,882	\$100,787	1.616
09-08-24-308-007	361 BARBER AV	0005	401	08/20/21	\$245,000	OTH	03-ARM'S LENGTH	\$245,000	\$141,800	57.88	\$283,604	1,308	RANCH, C-BC	52	\$67,936	\$177,064	\$107,834	1.642
09-08-24-200-008	3266 RAVENWOOD AV	0005	401	06/13/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$144,000	56.47	\$288,054	968	RANCH, C-BC	51	\$72,800	\$182,200	\$107,627	1.693
09-08-24-310-008	360 BARBER AV	0005	401	11/18/22	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$224,500	52.33	\$448,955	1,512	2 STORY, C-BC	77	\$60,080	\$368,920	\$199,423	1.850
09-08-24-404-025	330 GLENWOOD ST	0005	401	09/12/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$244,400	51.45	\$488,836	1,788	2 STORY, C-BC	81	\$60,080	\$414,920	\$214,378	1.935
09-08-24-407-025	785 DELLWOOD DR	0005	401	05/26/22	\$392,850	WD	03-ARM'S LENGTH	\$392,850	\$199,200	50.71	\$398,457	1,844	1 1/2 ST, C-BC	55	\$69,181	\$323,669	\$164,638	1.966
09-08-24-420-020	2678 VALLEY DR	0005	401	10/26/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$189,900	50.64	\$379,710	1,717	RANCH, C-BC	59	\$67,752	\$307,248	\$155,979	1.970
09-08-24-307-013	3121 DEXTER RD	0005	401	04/28/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$157,100	49.87	\$314,139	1,558	1 1/2 ST, C-BC	57	\$59,648	\$255,352	\$124,142	2.057
09-08-24-421-021	690 ALLISON DR	0005	401	08/30/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$166,800	48.35	\$333,670	1,010	RANCH, C-BC	70	\$57,626	\$287,374	\$138,022	2.082
09-08-24-404-008	370 GLENWOOD ST	0005	401	10/19/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$156,600	47.45	\$313,149	1,448	RANCH, C-BC	60	\$59,447	\$270,553	\$126,851	2.133
09-08-24-304-010	411 BARBER AV	0005	401	08/12/22	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$150,500	47.33	\$301,062	1,324	RANCH, C-BC	52	\$63,310	\$254,690	\$118,876	2.142
09-08-24-300-016	670 BARBER AV	0005	401	04/19/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$223,100	47.98	\$446,231	2,175	2 STORY, C-BC	67	\$65,257	\$399,743	\$185,841	2.151
09-08-24-404-005	455 EVERGREEN DR	0005	401	04/15/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$124,900	48.04	\$249,830	1,037	1 1/2 ST, C-BC	52	\$58,645	\$201,355	\$93,261	2.159
09-08-24-402-007	590 ARCHWOOD DR	0005	401	06/24/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$140,300	46.77	\$280,697	1,392	1 1/2 ST, C-BC	50	\$59,771	\$240,229	\$110,463	2.175
09-08-24-406-028	3010 DEXTER RD	0005	401	09/01/21	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$276,300	45.30	\$552,678	2,177	RANCH, C-BC	88	\$65,432	\$544,568	\$243,623	2.235
09-08-24-402-010	560 ARCHWOOD DR	0005	401	09/15/21	\$348,250	WD	03-ARM'S LENGTH	\$348,250	\$158,000	45.37	\$315,993	1,450	2 STORY, C-BC	56	\$59,173	\$289,077	\$128,410	2.251
09-08-24-418-001	3061 DEXTER RD	0005	401	06/16/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$115,100	46.04	\$230,142	1,078	2 STORY, C-BC	49	\$59,910	\$190,090	\$83,040	2.289
09-08-24-420-001	2606 VALLEY DR	0005	401	03/15/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$156,600	44.74	\$313,140	1,152	2 STORY, C-BC	52	\$60,080	\$289,920	\$126,530	2.291
09-08-24-301-032	3225 RAVENWOOD AV	0005	401	04/13/22	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$238,800	44.30	\$477,603	2,370	2 STORY, C-BC	66	\$69,579	\$469,421	\$204,012	2.301
09-08-24-410-013	610 ARCHWOOD DR	0005	401	08/31/22	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$162,000	44.51	\$323,913	1,400	2 STORY, C-BC	57	\$59,885	\$304,115	\$132,014	2.304
09-08-24-301-028	686 IRONWOOD DR	0005	401	11/17/22	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$164,000	45.30	\$327,981	1,118	RANCH, C-BC	52	\$62,394	\$299,606	\$127,380	2.352
09-08-24-308-002	3270 VALLEY DR	0005	401	06/24/22	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$138,300	43.92	\$276,634	1,272	RANCH, C-BC	46	\$68,358	\$246,542	\$104,138	2.367
09-08-24-417-005	2689 VALLEY DR	0005	401	09/28/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$173,300	43.33	\$346,689	1,928	2 STORY, C-BC	54	\$59,141	\$340,859	\$143,774	2.371
09-08-24-409-005	640 DELLWOOD DR	0005	401	12/13/22	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$139,800	42.75	\$279,527	988	RANCH, C-BC	53	\$59,850	\$267,150	\$112,655	2.371
09-08-24-407-022	755 DELLWOOD DR	0005	401	02/01/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$137,500	43.65	\$274,927	1,120	RANCH, C-BC	56	\$59,269	\$255,731	\$107,829	2.372
09-08-24-421-004	522 ALLISON DR	0005	401	07/12/21	\$346,000	PTA	03-ARM'S LENGTH	\$346,000	\$150,600	43.53	\$301,116	1,200	RANCH, C-BC	71	\$62,330	\$283,670	\$119,393	2.376
09-08-24-416-009	2701 DEXTER RD	0005	401	07/14/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$194,800	42.81	\$389,527	1,661	1 1/2 ST, C-BC	55	\$63,281	\$391,719	\$163,123	2.401

\$11,056,000

\$11,056,000

\$5,456,300

\$9,064,923

\$4,451,039

2.037

AVERAGE ECF:

2.038

STD DEVIATION:

0.327

PREVIOUS YEAR ECF:

1.950

APPROX NBHD % CHANGE:

4%

**NBHD 0005  
2.000**

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PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-19-301-018Q1	2330 S CIRCLE DR	0006	401	07/13/22	\$100,000	WD	21-NOT USED/OTHER	\$100,000	\$162,700	162.70	\$325,338	1,145	RANCH, C-BC	51	\$73,940	\$26,060	\$106,978	0.244
09-09-19-300-019	1003 WESTERN DR	0006	401	10/28/21	\$157,776	CD	03-ARM'S LENGTH	\$157,776	\$155,200	98.37	\$310,492	1,161	RANCH, C-BC	53	\$77,605	\$80,171	\$99,101	0.809
09-09-19-300-007	1062 N MAPLE RD	0006	401	09/02/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$109,400	54.70	\$218,762	925	RANCH, C-BC	49	\$69,518	\$130,482	\$63,508	2.055
09-09-19-303-003	2133 N CIRCLE DR	0006	401	07/30/21	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$144,000	48.00	\$288,003	1,066	RANCH, C-BC	56	\$72,100	\$227,900	\$95,957	2.375
09-09-19-200-023	2324 N CIRCLE DR	0006	401	05/11/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$179,500	48.51	\$358,982	1,025	RANCH, C-BC	55	\$69,300	\$300,700	\$123,269	2.439
09-09-19-200-017	2424 N CIRCLE DR	0006	401	06/01/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$155,500	45.74	\$311,010	1,317	RANCH, C-BC	49	\$76,153	\$263,847	\$99,939	2.640
09-09-19-300-026	1041 WESTERN DR	0006	401	08/31/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$142,900	45.37	\$285,850	1,053	RANCH, C-BC	53	\$69,518	\$245,482	\$92,056	2.667
09-09-19-300-032	1105 WESTERN DR	0006	401	08/05/21	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$146,400	43.70	\$292,888	1,025	RANCH, C-BC	53	\$69,518	\$265,482	\$95,051	2.793
09-09-19-200-022	2332 N CIRCLE DR	0006	401	07/30/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$138,500	42.62	\$276,991	1,025	RANCH, C-BC	56	\$69,300	\$255,700	\$88,379	2.893
09-09-19-304-013	2100 S CIRCLE DR	0006	401	03/25/22	\$411,347	WD	03-ARM'S LENGTH	\$411,347	\$164,300	39.94	\$328,569	1,320	RANCH, C-BC	52	\$74,543	\$336,804	\$108,096	3.116
09-09-19-323-009	1211 CITY DR	0006	401	12/06/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$134,000	39.41	\$267,915	936	RANCH, C-BC	52	\$73,222	\$266,778	\$82,848	3.220

\$3,194,123

\$3,194,123

\$1,632,400

\$2,399,406

\$1,055,182

2.274

AVERAGE ECF:

2.295

STD DEVIATION:

0.943

PREVIOUS YEAR ECF:

2.250

APPROX NBHD % CHANGE:

1%

**NBHD 0006  
2.2700**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-19-308-027	700 THOMAS CT	0007	401	11/09/21	\$308,500	WD	03-ARM'S LENGTH	\$308,500	\$164,600	53.35	\$329,152	1,344	SPLIT LVL, C-BC	56	\$117,657	\$190,843	\$108,459	1.760
09-09-19-308-041	2231 WALTER DR	0007	401	09/26/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$165,800	48.76	\$331,646	1,063	RANCH, C-BC	55	\$111,000	\$229,000	\$113,152	2.024
09-09-19-310-020	604 CARBECK DR	0007	401	11/12/21	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$132,600	47.37	\$265,283	1,095	RANCH, C-BC	49	\$119,090	\$160,810	\$74,971	2.145
09-09-19-304-069	616 LEONA DR	0007	401	06/16/22	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$124,700	39.09	\$249,418	1,008	RANCH, C-BC	56	\$120,000	\$199,000	\$91,786	2.168
09-09-19-308-009	2328 FAYE DR	0007	401	05/26/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$153,200	44.41	\$306,424	1,246	RANCH, C-BC	53	\$128,736	\$216,264	\$93,520	2.312
09-09-19-308-037	2217 WALTER DR	0007	401	12/15/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$168,700	43.26	\$337,332	1,287	1 1/2 ST, C-BC	55	\$111,000	\$279,000	\$112,101	2.489
09-09-19-308-007	2418 FAYE DR	0007	401	08/23/21	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$128,800	42.79	\$257,676	1,008	RANCH, C-BC	53	\$111,143	\$189,857	\$75,145	2.527
09-09-19-309-015	2202 FAYE DR	0007	401	05/17/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$152,000	40.53	\$304,018	988	RANCH, C-BC	54	\$115,760	\$259,240	\$99,083	2.616
09-09-19-308-043	2307 WALTER DR	0007	401	06/08/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$136,600	40.18	\$273,154	1,024	RANCH, C-BC	53	\$111,000	\$229,000	\$85,344	2.683

\$2,998,400

\$2,998,400

\$1,327,000

\$1,953,014

\$853,561

2.288

AVERAGE ECF:

2.303

STD DEVIATION:

0.305

PREVIOUS YEAR ECF:

2.019

APPROX NBHD % CHANGE:

13%

**NBHD 0007  
2.2000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-19-305-011	1007 DUNCAN ST	0008	401	07/29/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$166,000	59.29	\$332,054	1,200	1 1/2 ST, C-BC	51	\$118,682	\$161,318	\$94,832	1.701
09-09-19-318-040	906 DUNCAN ST	0008	401	09/30/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$173,200	53.29	\$346,346	1,280	1 1/2 ST, C-BC	51	\$118,293	\$206,707	\$101,357	2.039
09-09-19-317-030	927 WESTWOOD AV	0008	401	11/01/21	\$335,000	OTH	03-ARM'S LENGTH	\$335,000	\$177,200	52.90	\$354,354	1,096	RANCH, C-BC	52	\$121,180	\$213,820	\$103,633	2.063
09-09-19-316-025	1917 SUNRISE ST	0008	401	06/09/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$234,400	48.33	\$468,813	1,474	RANCH, C-BC	61	\$123,395	\$361,605	\$157,008	2.303
09-09-19-317-015	810 SUNRISE CT	0008	401	12/15/21	\$366,500	WD	03-ARM'S LENGTH	\$366,500	\$179,000	48.84	\$357,916	1,447	SPLIT LVL, C-BC	53	\$121,758	\$244,742	\$104,959	2.332
09-09-19-317-007	825 SUNRISE CT	0008	401	05/24/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$168,000	48.00	\$335,988	1,096	RANCH, C-BC	52	\$118,946	\$231,054	\$96,463	2.395
09-09-19-305-025	803 DUNCAN ST	0008	401	12/16/22	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$169,400	49.97	\$338,732	1,200	1 1/2 ST, C-BC	51	\$118,777	\$220,223	\$88,300	2.494
09-09-19-317-043	830 BRUCE ST	0008	401	04/06/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$150,200	46.22	\$300,407	988	RANCH, C-BC	53	\$122,834	\$202,166	\$80,715	2.505
09-09-19-318-035	930 DUNCAN ST	0008	401	11/19/21	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$146,200	45.00	\$292,336	1,200	1 1/2 ST, C-BC	52	\$117,731	\$207,169	\$77,602	2.670
09-09-19-314-036	606 WESTWOOD AV	0008	401	02/24/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$189,200	47.30	\$378,324	1,086	RANCH, C-BC	51	\$120,476	\$279,524	\$103,512	2.700
09-09-19-317-031	935 WESTWOOD AV	0008	401	03/07/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$187,300	46.25	\$374,538	1,086	RANCH, C-BC	51	\$123,849	\$281,151	\$100,638	2.794
09-09-19-316-023	1907 SUNRISE ST	0008	401	01/28/22	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$166,800	43.05	\$333,593	1,086	RANCH, C-BC	52	\$125,961	\$261,539	\$92,281	2.834
09-09-19-314-020	914 WESTWOOD AV	0008	401	04/21/21	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$168,100	41.40	\$336,170	1,086	RANCH, C-BC	53	\$129,209	\$276,791	\$94,073	2.942
09-09-19-313-008	412 WESTWOOD AV	0008	401	03/18/22	\$465,400	WD	03-ARM'S LENGTH	\$465,400	\$191,300	41.10	\$382,637	1,204	RANCH, C-BC	57	\$116,664	\$348,736	\$118,210	2.950
09-09-19-415-013	610 BRIERWOOD CT	0008	401	06/16/22	\$631,000	WD	03-ARM'S LENGTH	\$631,000	\$223,600	35.44	\$447,140	1,475	2 STORY, C-BC	63	\$117,245	\$513,755	\$146,620	3.504
09-09-19-312-015	1903 ARLENE ST	0008	401	06/01/22	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$162,900	36.94	\$325,771	1,176	1 1/2 ST, C-BC	51	\$120,791	\$320,209	\$91,102	3.515
09-09-19-318-049	804 DUNCAN ST	0008	401	07/29/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$158,500	36.02	\$317,011	1,200	1 1/2 ST, C-BC	51	\$118,293	\$321,707	\$88,319	3.643
09-09-19-415-018	600 BRIERWOOD CT	0008	401	05/11/22	\$553,000	WD	03-ARM'S LENGTH	\$553,000	\$190,600	34.47	\$381,231	1,272	1 1/2 ST, C-BC	63	\$120,962	\$432,038	\$115,675	3.735
09-09-19-305-008	1021 DUNCAN ST	0008	401	05/06/22	\$458,000	WD	03-ARM'S LENGTH	\$458,000	\$157,200	34.32	\$314,449	1,200	1 1/2 ST, C-BC	51	\$117,731	\$340,269	\$87,430	3.892

\$7,717,300

\$7,717,300

\$3,359,100

\$5,424,523

\$1,942,730

2.792

AVERAGE ECF:

2.790

STD DEVIATION:

0.623

PREVIOUS YEAR ECF:

2.491

APPROX NBHD % CHANGE:

12%

**NBHD 0008  
2.7900**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-19-320-004	2024 MILLER AV	0010	401	12/02/21	\$271,000	CD	03-ARM'S LENGTH	\$271,000	\$141,600	52.25	\$283,117	1,248	1 1/2 ST, C-BC	49	\$110,117	\$160,883	\$82,381	1.953
09-09-19-320-042	1121 SAUNDERS CRS	0010	401	12/21/22	\$292,800	WD	03-ARM'S LENGTH	\$292,800	\$168,600	57.58	\$337,226	1,119	1 1/2 ST, C-BC	51	\$121,225	\$171,575	\$85,241	2.013
09-09-19-202-005	1441 HATCHER CRS	0010	401	07/06/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$151,200	47.25	\$302,409	1,014	RANCH, C-BC	52	\$125,156	\$194,844	\$86,465	2.253
09-09-19-209-015	1800 COOLEY AV	0010	401	12/29/21	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$145,800	43.92	\$291,649	1,014	RANCH, C-BC	53	\$108,602	\$223,398	\$87,165	2.563
09-09-19-206-026	1620 CREAL CRS	0010	401	06/28/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$170,800	41.66	\$341,598	1,178	RANCH, C-BC	52	\$110,132	\$299,868	\$110,222	2.721
09-09-19-321-010	1221 SAUNDERS CRS	0010	401	08/26/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$170,200	41.51	\$340,396	1,447	SPLIT LVL, C-BC	51	\$112,052	\$297,948	\$108,735	2.740
09-09-19-202-010	1505 HATCHER CRS	0010	401	06/23/21	\$387,250	WD	03-ARM'S LENGTH	\$387,250	\$160,200	41.37	\$320,376	1,014	RANCH, C-BC	53	\$122,092	\$265,158	\$96,724	2.741
09-09-19-209-009	1810 COOLEY AV	0010	401	10/06/22	\$402,000	WD	03-ARM'S LENGTH	\$402,000	\$161,700	40.22	\$323,318	1,054	RANCH, C-BC	51	\$111,420	\$290,580	\$100,904	2.880
09-09-19-320-016	1201 CREAL CRS	0010	401	07/19/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$156,200	40.05	\$312,359	988	RANCH, C-BC	52	\$128,490	\$261,510	\$89,692	2.916
09-09-19-206-032	1620 ARGYLE CRS	0010	401	04/15/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$139,200	39.77	\$278,353	1,014	RANCH, C-BC	52	\$107,203	\$242,797	\$81,500	2.979
09-09-19-203-005	1425 CREAL CRS	0010	401	08/20/21	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$177,000	39.95	\$353,990	1,014	RANCH, C-BC	53	\$122,092	\$320,908	\$105,408	3.044
09-09-19-204-017	1524 HATCHER CRS	0010	401	07/01/21	\$425,800	WD	03-ARM'S LENGTH	\$425,800	\$162,900	38.26	\$325,817	988	RANCH, C-BC	53	\$121,815	\$303,985	\$99,513	3.055
09-09-19-206-011	1601 SAUNDERS CRS	0010	401	05/03/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$156,300	38.59	\$312,658	1,447	SPLIT LVL, C-BC	53	\$124,862	\$280,138	\$91,608	3.058
09-09-19-206-020	1731 SAUNDERS CRS	0010	401	11/01/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$158,900	38.29	\$317,848	1,024	RANCH, C-BC	53	\$126,391	\$288,609	\$91,170	3.166
09-09-19-204-008	1525 CREAL CRS	0010	401	07/28/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$165,200	36.71	\$330,384	1,023	RANCH, C-BC	52	\$122,414	\$327,586	\$101,449	3.229

\$5,703,850

\$5,703,850

\$2,385,800

\$3,929,787

\$1,418,177

2.771

AVERAGE ECF:

2.754

STD DEVIATION:

0.400

PREVIOUS YEAR ECF:

2.534

APPROX NBHD % CHANGE:

9%

**NBHD 0010  
2.7000**



## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-18-201-023	2617 ENGLISH OAK DR	0011	401	10/18/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$489,700	67.54	\$979,462	3,062	2 STORY, B-A	79	\$189,196	\$535,804	\$519,912	1.031
09-09-18-403-009	1548 NEWPORT CREEK DR	0011	401	04/23/21	\$1,350,000	PTA	03-ARM'S LENGTH	\$1,350,000	\$855,400	63.36	\$1,710,809	5,590	2 STORY, B-A	85	\$183,003	\$1,166,997	\$1,053,659	1.108
09-09-18-403-003	1522 NEWPORT CREEK DR	0011	401	12/08/22	\$1,395,000	WD	03-ARM'S LENGTH	\$1,395,000	\$784,900	56.27	\$1,569,822	3,743	2 STORY, B-A	84	\$180,823	\$1,214,177	\$913,815	1.329
09-09-18-103-001	2780 LOWELL RD	0011	401	04/08/21	\$553,000	WD	03-ARM'S LENGTH	\$553,000	\$274,100	49.57	\$548,154	2,496	2 STORY, C-BC	71	\$174,779	\$378,221	\$257,500	1.469
09-09-18-106-005	2629 WHITE OAK DR	0011	401	10/25/21	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$417,100	43.91	\$834,287	3,311	2 STORY, B-A	81	\$177,358	\$772,642	\$525,543	1.470
09-09-18-306-006	1810 RIVERWOOD DR	0011	401	12/09/21	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$207,500	42.43	\$415,022	2,464	2 STORY, C-BC	76	\$86,824	\$402,176	\$262,558	1.532
09-09-18-306-003	1780 RIVERWOOD DR	0011	401	04/26/21	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$252,300	47.69	\$504,642	2,760	2 STORY, C-BC	83	\$89,300	\$439,700	\$286,443	1.535
09-09-18-100-016	2614 SALISBURY LA	0011	401	10/04/21	\$673,766	WD	03-ARM'S LENGTH	\$673,766	\$324,900	48.22	\$649,753	3,334	SPLIT LVL, B-A	61	\$180,325	\$493,441	\$312,952	1.577
09-09-18-401-031	2115 VICTORIA CIR	0011	401	02/04/22	\$874,900	WD	03-ARM'S LENGTH	\$874,900	\$361,900	41.36	\$723,812	3,671	2 STORY, C-BC	88	\$175,833	\$699,067	\$438,383	1.595
09-09-18-101-017	2680 LOWELL RD	0011	401	02/11/22	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$299,200	40.43	\$598,411	3,178	2 STORY, C-BC	63	\$174,277	\$565,723	\$339,307	1.667
09-09-18-405-018	1760 TIMBER TRL	0011	401	08/29/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$254,000	39.08	\$508,066	2,684	2 STORY, C-BC	81	\$87,906	\$562,094	\$336,128	1.672
09-09-18-105-003	2713 WHITE OAK DR	0011	401	08/29/22	\$1,315,000	PTA	03-ARM'S LENGTH	\$1,315,000	\$514,000	39.09	\$1,028,014	3,964	2 STORY, B-A	75	\$187,001	\$1,127,999	\$672,810	1.677
09-09-18-306-002	1770 RIVERWOOD DR	0011	401	07/20/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$237,300	43.15	\$474,525	2,464	2 STORY, C-BC	80	\$88,510	\$461,490	\$266,217	1.734
09-09-18-101-029	2740 HOLYOKE LN	0011	401	03/29/23	\$722,000	WD	03-ARM'S LENGTH	\$722,000	\$321,700	44.56	\$643,474	2,994	SPLIT LVL, C-BC	60	\$175,110	\$546,890	\$308,134	1.775
09-09-18-105-003	2713 WHITE OAK DR	0011	401	09/28/21	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$554,400	42.65	\$1,108,820	3,964	2 STORY, B-A	76	\$187,001	\$1,112,999	\$614,546	1.811
09-09-18-405-012	1700 TIMBER TRL	0011	401	04/19/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$237,200	40.55	\$474,403	2,525	2 STORY, C-BC	81	\$100,035	\$484,965	\$258,185	1.878
09-09-18-401-017	2130 SPRINGWOOD CT	0011	401	04/30/21	\$609,000	WD	03-ARM'S LENGTH	\$609,000	\$244,100	40.08	\$488,223	2,464	2 STORY, C-BC	80	\$93,350	\$515,650	\$272,326	1.894
09-09-18-400-156	2120 NEWPORT RD	0011	401	10/29/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$190,000	38.78	\$380,007	1,498	RANCH, C-BC	60	\$175,472	\$314,528	\$163,628	1.922
09-09-18-401-014	1709 TIMBER TRL	0011	401	06/17/22	\$722,500	WD	03-ARM'S LENGTH	\$722,500	\$241,300	33.40	\$482,508	2,625	2 STORY, C-BC	80	\$89,459	\$633,041	\$314,439	2.013
09-09-18-101-011	2657 SALISBURY LA	0011	401	09/02/22	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$276,700	33.74	\$553,335	3,348	SPLIT LVL, C-BC	60	\$176,307	\$643,693	\$301,622	2.134

\$16,043,166

\$16,043,166

\$7,337,700

\$13,071,297

\$8,418,109

1.553

AVERAGE ECF:

1.641

STD DEVIATION:

0.279

PREVIOUS YEAR ECF:

1.520

APPROX NBHD % CHANGE:

2%

**NBHD 0011  
1.5000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-19-101-002	1301 MORNINGSIDE DR	0012	401	02/04/22	\$411,500	WD	03-ARM'S LENGTH	\$411,500	\$303,600	73.78	\$607,296	3,120	RANCH, C-BC	55	\$111,686	\$299,814	\$194,357	1.543
09-09-19-404-015	1522 MILLER AV	0012	401	11/28/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$149,600	63.66	\$299,273	1,032	RANCH, C-BC	48	\$100,658	\$134,342	\$83,207	1.615
09-09-19-401-041	1696 MILLER AV	0012	401	09/28/22	\$608,000	WD	03-ARM'S LENGTH	\$608,000	\$371,300	61.07	\$742,540	1,960	1 1/2 ST, C-BC	71	\$108,860	\$499,140	\$248,502	2.009
09-09-19-101-009	1346 WINES DR	0012	401	08/27/21	\$636,500	WD	03-ARM'S LENGTH	\$636,500	\$295,700	46.46	\$591,412	1,799	2 STORY, C-BC	62	\$107,379	\$529,121	\$189,817	2.788
09-09-19-404-011	910 PINE TREE DR	0012	401	08/20/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$166,800	46.33	\$333,586	988	RANCH, C-BC	52	\$99,187	\$260,813	\$91,921	2.837
09-09-19-101-007	1627 HILLRIDGE BLV	0012	401	11/04/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$195,900	45.56	\$391,707	1,432	2 STORY, C-BC	53	\$102,736	\$327,264	\$113,322	2.888
09-09-19-400-002	1117 WINES DR	0012	401	11/18/22	\$469,420	WD	03-ARM'S LENGTH	\$469,420	\$187,300	39.90	\$374,624	1,572	SPLIT LVL, C-BC	52	\$100,389	\$369,031	\$114,887	3.212
09-09-19-404-012	900 PINE TREE DR	0012	401	12/09/22	\$445,250	WD	03-ARM'S LENGTH	\$445,250	\$177,900	39.96	\$355,810	1,611	SPLIT LVL, C-BC	50	\$105,383	\$339,867	\$104,913	3.240
09-09-19-401-016	1622 MILLER AV	0012	401	06/14/21	\$325,500	WD	03-ARM'S LENGTH	\$325,500	\$137,700	42.30	\$275,304	960	RANCH, C-BC	48	\$102,596	\$222,904	\$68,535	3.252

\$3,921,170

\$3,921,170

\$1,985,800

\$2,982,296

\$1,209,460

2.466

AVERAGE ECF:

2.598

STD DEVIATION:

0.691

PREVIOUS YEAR ECF:

2.387

APPROX NBHD % CHANGE:

3%

**NBHD 0012  
2.4700**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-19-410-015	806 POMONA RD	0014	401	10/28/21	\$293,065	WD	03-ARM'S LENGTH	\$293,065	\$155,700	53.13	\$311,430	800	RANCH, C-BC	56	\$123,409	\$169,656	\$78,342	2.166
09-09-19-410-042	1133 WENDY RD	0014	401	12/03/21	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$183,000	53.51	\$365,961	988	RANCH, C-BC	56	\$119,930	\$222,070	\$102,513	2.166
09-09-19-405-061	1029 POMONA RD	0014	401	11/03/21	\$290,000	OTH	03-ARM'S LENGTH	\$290,000	\$152,800	52.69	\$305,570	912	RANCH, C-BC	52	\$118,447	\$171,553	\$77,968	2.200
09-09-19-411-017	1206 PAUL ST	0014	401	07/27/21	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$167,600	50.33	\$335,103	1,048	RANCH, C-BC	52	\$115,446	\$217,554	\$93,471	2.328
09-09-19-415-036	1685 MILLER AV	0014	401	08/30/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$332,000	51.08	\$663,913	1,922	2 STORY, C-BC	62	\$143,235	\$506,765	\$216,949	2.336
09-09-19-410-014	812 POMONA RD	0014	401	09/10/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$165,800	50.24	\$331,679	988	RANCH, C-BC	52	\$123,409	\$206,591	\$86,779	2.381
09-09-19-405-057	1001 POMONA RD	0014	401	07/01/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$155,600	49.40	\$311,193	912	RANCH, C-BC	52	\$130,483	\$184,517	\$76,898	2.400
09-09-19-405-010	824 NEWPORT RD	0014	401	06/24/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,700	48.23	\$289,318	988	RANCH, C-BC	53	\$124,827	\$175,173	\$69,996	2.503
09-09-19-414-026	705 LINDA VISTA AV	0014	401	06/29/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$206,700	45.93	\$413,390	1,595	1 1/2 ST, C-BC	52	\$120,129	\$329,871	\$124,792	2.643
09-09-19-410-045	1151 WENDY RD	0014	401	11/03/21	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$175,800	46.26	\$351,564	1,498	SPLIT LVL, C-BC	56	\$119,930	\$260,070	\$96,514	2.695
09-09-19-410-043	1139 WENDY RD	0014	401	08/26/22	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$214,300	44.74	\$428,671	1,332	RANCH, C-BC	61	\$100,994	\$378,006	\$136,532	2.769
09-09-19-412-001	1111 PAUL ST	0014	401	01/19/23	\$316,500	WD	03-ARM'S LENGTH	\$316,500	\$142,900	45.15	\$285,795	788	RANCH, C-BC	52	\$92,950	\$223,550	\$80,352	2.782
09-09-19-413-010	1305 MILLER AV	0014	401	06/25/21	\$531,000	OTH	03-ARM'S LENGTH	\$531,000	\$225,100	42.39	\$450,180	2,282	2 STORY, C-BC	48	\$116,546	\$414,454	\$141,972	2.919

\$5,009,565

\$5,009,565

\$2,422,000

\$3,459,830

\$1,383,079

2.502

AVERAGE ECF:

STD DEVIATION:

PREVIOUS YEAR ECF:

APPROX NBHD % CHANGE:

2.484

0.254

2.400

4%

**NBHD 0014  
2.5000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-19-109-015	1164 SUNSET RD	0015	401	05/28/21	\$389,900	PTA	03-ARM'S LENGTH	\$389,900	\$264,600	67.86	\$529,205	1,708	RANCH, C-BC	66	\$125,976	\$263,924	\$183,286	1.440
09-09-20-208-007	915 VESPER RD	0015	401	09/10/21	\$367,500	WD	03-ARM'S LENGTH	\$367,500	\$232,500	63.27	\$464,966	1,541	RANCH, C-BC	52	\$161,036	\$206,464	\$138,150	1.494
09-09-19-109-018	1044 SUNSET RD	0015	401	03/08/23	\$448,375	WD	03-ARM'S LENGTH	\$448,375	\$255,100	56.89	\$510,186	1,832	1 1/2 ST, C-BC	65	\$124,889	\$323,486	\$197,588	1.637
09-09-19-110-003	1447 SUNSET RD	0015	401	06/24/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$219,100	51.55	\$438,244	1,299	RANCH, C-BC	65	\$122,410	\$302,590	\$143,561	2.108
09-09-19-110-020	1311 POMONA RD	0015	401	07/15/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$215,500	50.71	\$430,996	1,425	RANCH, D-CD	54	\$121,541	\$303,459	\$139,394	2.177
09-09-19-108-021	1148 OLDEN RD	0015	401	05/03/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$314,400	50.30	\$628,773	2,532	RANCH, C-BC	56	\$127,160	\$497,840	\$225,952	2.203
09-09-20-208-010	1210 MINGLEWOOD WAY	0015	401	12/02/22	\$699,200	WD	03-ARM'S LENGTH	\$699,200	\$308,800	44.16	\$617,575	2,555	RANCH, C-BC	52	\$142,083	\$557,117	\$243,842	2.285
09-09-19-110-010	1526 NEWPORT RD	0015	401	04/19/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$172,700	48.65	\$345,327	1,104	RANCH, C-BC	53	\$121,622	\$233,378	\$100,768	2.316
09-09-19-109-008	1430 SUNSET RD	0015	401	06/08/21	\$560,100	WD	03-ARM'S LENGTH	\$560,100	\$262,100	46.80	\$524,145	2,288	2 STORY, C-BC	65	\$132,450	\$427,650	\$178,043	2.402
09-09-19-110-011	1518 NEWPORT RD	0015	401	08/30/21	\$444,000	WD	03-ARM'S LENGTH	\$444,000	\$206,100	46.42	\$412,293	1,728	1 1/2 ST, C-BC	52	\$121,622	\$322,378	\$132,123	2.440
09-09-19-110-013	1496 NEWPORT RD	0015	401	12/20/22	\$318,500	WD	03-ARM'S LENGTH	\$318,500	\$137,700	43.23	\$275,456	839	RANCH, C-BC	51	\$121,622	\$196,878	\$78,889	2.496
09-09-19-110-028	1401 POMONA RD	0015	401	06/22/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$185,100	44.60	\$370,184	1,196	RANCH, C-BC	52	\$121,622	\$293,378	\$111,965	2.620
09-09-20-200-018	720 SUNSET RD	0015	401	04/22/21	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$195,600	41.62	\$391,122	1,499	RANCH, C-BC	54	\$128,460	\$341,540	\$119,392	2.861

\$5,942,575

\$5,942,575

\$2,969,300

\$4,270,082

\$1,992,953

2.143

AVERAGE ECF:

2.191

STD DEVIATION:

0.430

PREVIOUS YEAR ECF:

1.950

APPROX NBHD % CHANGE:

10%

**NBHD 0015**  
**2.1400**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-20-304-006	909 GOTT ST	0018	401	05/07/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$176,800	70.72	\$353,571	1,418	2 STORY, C-BC	52	\$104,149	\$145,851	\$101,805	1.433
09-09-20-304-020	911 GOTT ST	0018	401	05/07/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$176,800	70.72	\$353,571	1,418	2 STORY, C-BC	52	\$104,149	\$145,851	\$101,805	1.433
09-09-20-305-009	1101 GOTT ST	0018	401	11/21/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$207,500	60.14	\$415,037	1,479	RANCH, C-BC	51	\$112,200	\$232,800	\$129,473	1.798
09-09-20-312-018	712 GOTT ST	0018	401	09/09/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$276,100	54.14	\$552,242	1,732	2 STORY, C-BC	74	\$95,055	\$414,945	\$185,096	2.242
09-09-20-313-001	630 HISCOCK ST	0018	401	11/16/21	\$538,000	WD	03-ARM'S LENGTH	\$538,000	\$284,600	52.90	\$569,218	2,572	C-BC	54	\$100,508	\$437,492	\$189,761	2.305
09-09-20-300-004	314 W SUMMIT ST	0018	401	10/26/21	\$354,000	CD	03-ARM'S LENGTH	\$354,000	\$183,200	51.75	\$366,324	1,485	1 1/2 ST, C-BC	51	\$113,287	\$240,713	\$102,444	2.350
09-09-20-316-024	510 HISCOCK ST	0018	401	12/09/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$209,800	49.36	\$419,677	1,902	2 STORY, C-BC	52	\$106,007	\$318,993	\$126,992	2.512
09-09-20-310-003	813 HISCOCK ST	0018	401	10/29/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$222,300	48.86	\$444,612	1,618	C-BC	73	\$84,380	\$370,620	\$145,843	2.541
09-09-20-309-013	739 GOTT ST	0018	401	11/05/21	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$388,500	48.57	\$776,919	2,024	2 STORY, C-BC	88	\$94,349	\$705,551	\$276,344	2.553
09-09-20-309-012	741 GOTT ST	0018	401	10/25/21	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$366,400	47.90	\$732,777	1,848	2 STORY, C-BC	88	\$94,349	\$670,651	\$258,473	2.595
09-09-20-317-020	730 SPRING ST	0018	401	05/21/21	\$707,500	WD	03-ARM'S LENGTH	\$707,500	\$332,800	47.04	\$665,610	1,622	2 STORY, C-BC	87	\$106,513	\$600,987	\$228,203	2.634
09-09-20-316-025	504 HISCOCK ST	0018	401	09/07/22	\$498,800	WD	03-ARM'S LENGTH	\$498,800	\$231,900	46.49	\$463,868	1,953	2 STORY, C-BC	51	\$96,547	\$402,253	\$148,713	2.705
09-09-20-305-057	1004 BROOKS ST	0018	401	05/19/21	\$423,300	WD	03-ARM'S LENGTH	\$423,300	\$189,800	44.84	\$379,694	1,992	RANCH, C-BC	52	\$105,936	\$317,364	\$111,738	2.840
09-09-20-308-029	721 BROOKS ST	0018	401	03/14/22	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$275,000	44.72	\$550,088	2,547	2 STORY, C-BC	52	\$122,573	\$492,427	\$173,083	2.845
09-09-20-302-022	1029 FOUNTAIN ST	0018	401	02/06/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$182,200	43.38	\$364,334	1,184	SPLIT LVL, C-BC	52	\$126,060	\$293,940	\$101,870	2.885
09-09-20-305-001	806 PEARL ST	0018	401	05/11/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$121,700	45.24	\$243,370	753	RANCH, C-BC	53	\$100,212	\$168,788	\$58,432	2.889

\$7,625,500

\$7,625,500

\$3,825,400

\$5,959,226

\$2,440,074

2.442

AVERAGE ECF:

2.410

STD DEVIATION:

0.474

PREVIOUS YEAR ECF:

2.339

APPROX NBHD % CHANGE:

4%

**NBHD 0018  
2.4000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-20-405-014	241 SUNSET RD	0020	401	11/04/21	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$163,900	51.62	\$327,774	1,188	1 1/2 ST, C-BC	53	\$128,630	\$188,870	\$92,625	2.039
09-09-20-100-013	1329 N MAIN ST	0020	401	02/16/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$257,500	44.78	\$514,989	1,746	RANCH, C-BC	68	\$88,882	\$486,118	\$236,726	2.054
09-09-20-318-025	445 HISCOCK ST	0020	401	04/29/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$197,700	49.43	\$395,371	1,859	2 STORY, C-BC	52	\$158,555	\$241,445	\$115,520	2.090
09-09-20-318-026	485 HISCOCK ST	0020	401	04/29/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$197,700	49.43	\$395,371	1,859	2 STORY, C-BC	52	\$158,555	\$241,445	\$115,520	2.090
09-09-20-318-001	626 SPRING ST	0020	401	04/29/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$197,700	49.43	\$395,371	1,859	2 STORY, C-BC	52	\$158,555	\$241,445	\$115,520	2.090
09-09-20-409-013	128 FELCH ST	0020	401	12/10/21	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$207,500	46.95	\$415,081	2,042	2 STORY, C-BC	53	\$120,449	\$321,551	\$140,301	2.292
09-09-20-405-012	251 SUNSET RD	0020	401	03/17/22	\$391,850	WD	03-ARM'S LENGTH	\$391,850	\$173,400	44.25	\$346,728	1,482	RANCH, C-BC	44	\$118,792	\$273,058	\$108,541	2.516

\$2,926,350

\$2,926,350

\$1,395,400

\$1,993,932

\$924,753

2.156

AVERAGE ECF:

2.167

STD DEVIATION:

0.175

PREVIOUS YEAR ECF:

1.800

APPROX NBHD % CHANGE:

20%

**NBHD 0020  
2.1000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-16-313-013	535 SKYDALE DR	0023	401	12/27/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$178,800	52.59	\$357,607	988	RANCH, C-BC	55	\$67,116	\$272,884	\$108,554	2.514
09-09-16-320-010	2303 PONTIAC TRL	0023	401	02/24/22	\$299,800	WD	03-ARM'S LENGTH	\$299,800	\$144,500	48.20	\$288,995	988	RANCH, C-BC	54	\$67,481	\$232,319	\$90,414	2.570
09-09-16-317-002	278 LARKSPUR ST	0023	401	05/10/22	\$425,100	WD	03-ARM'S LENGTH	\$425,100	\$198,100	46.60	\$396,183	1,292	RANCH, C-BC	57	\$71,306	\$353,794	\$132,603	2.668
09-09-16-314-014	545 LARKSPUR ST	0023	401	04/15/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$141,300	45.58	\$282,615	988	RANCH, C-BC	57	\$69,932	\$240,068	\$88,618	2.709
09-09-16-311-009	419 CLOVERDALE RD	0023	401	06/07/21	\$328,050	WD	03-ARM'S LENGTH	\$328,050	\$148,200	45.18	\$296,418	988	RANCH, C-BC	59	\$68,663	\$259,387	\$94,898	2.733
09-09-16-318-007	432 LARKSPUR ST	0023	401	08/30/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$158,900	45.40	\$317,815	988	RANCH, C-BC	57	\$66,269	\$283,731	\$102,672	2.763
09-09-16-306-009	2140 DELAFIELD DR	0023	401	12/15/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$158,200	45.20	\$316,470	988	RANCH, C-BC	55	\$72,056	\$277,944	\$99,761	2.786
09-09-22-201-035	1888 UPLAND DR	0023	401	06/04/21	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$306,900	42.63	\$613,736	2,536	2 STORY, C-BC	92	\$69,132	\$650,868	\$226,918	2.868
09-09-16-311-004	349 CLOVERDALE RD	0023	401	09/26/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$160,100	47.09	\$320,220	988	RANCH, C-BC	54	\$66,377	\$273,623	\$94,859	2.885
09-09-22-201-036	1868 UPLAND DR	0023	401	11/16/21	\$729,900	WD	03-ARM'S LENGTH	\$729,900	\$312,500	42.81	\$625,082	2,536	2 STORY, C-BC	92	\$69,132	\$660,768	\$226,918	2.912
09-09-16-319-008	2229 PONTIAC TRL	0023	401	06/16/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$134,600	42.73	\$269,220	988	RANCH, C-BC	53	\$66,794	\$248,206	\$84,344	2.943
09-09-16-319-003	2242 STELLAR RD	0023	401	01/14/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$135,400	42.98	\$270,775	988	RANCH, C-BC	56	\$69,757	\$245,243	\$82,048	2.989

\$4,822,850

\$4,822,850    \$2,177,500

\$3,998,835    \$1,432,608    2.791  
 AVERAGE ECF:    2.778  
 STD DEVIATION:    0.148  
 PREVIOUS YEAR ECF:    2.676  
 APPROX NBHD % CHANGE:    4%

**NBHD 0023  
2.7000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-16-307-012	459 BROOKSIDE DR	0024	401	04/04/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$168,100	50.94	\$336,271	1,298	RANCH, C-BC	53	\$82,333	\$247,667	\$118,111	2.097
09-09-17-400-010	215 BROOKSIDE DR	0024	401	04/29/22	\$375,000	OTH	03-ARM'S LENGTH	\$375,000	\$177,000	47.20	\$354,079	1,240	RANCH, C-BC	56	\$84,215	\$290,785	\$125,518	2.317
09-09-16-304-029	341 HILLDALE DR	0024	401	11/09/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$233,900	44.55	\$467,719	2,093	2 STORY, C-BC	57	\$82,007	\$442,993	\$179,401	2.469
09-09-16-301-003	710 NORTHSIDE AV	0024	401	11/10/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$226,700	43.60	\$453,366	1,992	2 STORY, C-BC	55	\$79,648	\$440,352	\$177,961	2.474

\$1,750,000

\$1,750,000

\$805,700

\$1,421,797

\$600,991

2.366

**NBHD 0024  
2.3000**

AVERAGE ECF:

2.339

STD DEVIATION:

0.177

PREVIOUS YEAR ECF:

2.100

APPROX NBHD % CHANGE:

13%



## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-21-303-026	911 WALL ST	0026	401	02/16/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$143,600	51.29	\$287,267	1,040	2 STORY, C-BC	54	\$91,049	\$188,951	\$83,497	2.263
09-09-21-210-003	811 JOHN A WOODS DR	0026	401	06/21/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$192,400	51.31	\$384,753	1,374	RANCH, C-BC	53	\$78,784	\$296,216	\$123,874	2.391
09-09-21-302-009	1404 BROADWAY ST	0026	401	08/06/21	\$305,300	WD	03-ARM'S LENGTH	\$305,300	\$151,300	49.56	\$302,502	1,339	1 1/2 ST, C-BC	52	\$85,653	\$219,647	\$87,793	2.502
09-09-21-302-043	1440 BROADWAY ST	0026	401	09/29/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$175,300	49.38	\$350,654	1,586	2 STORY, C-BC	52	\$78,784	\$276,216	\$110,069	2.509
09-09-21-210-006	1615 PEACH ST	0026	401	05/13/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$201,900	47.51	\$403,871	1,824	2 STORY, C-BC	57	\$78,784	\$346,216	\$131,614	2.631
09-09-21-402-008	1540 JONES DR	0026	401	09/21/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$219,400	44.32	\$438,841	1,635	SPLIT LVL, B-A	57	\$78,784	\$416,216	\$145,772	2.855
09-09-21-207-033	1609 TRAVER ST	0026	401	08/20/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$116,800	44.92	\$233,533	864	RANCH, C-BC	52	\$74,591	\$185,409	\$64,349	2.881

\$2,495,300

\$2,495,300

\$1,200,700

\$1,928,871

\$746,968

2.582

AVERAGE ECF:

2.576

STD DEVIATION:

0.230

PREVIOUS YEAR ECF:

2.350

APPROX NBHD % CHANGE:

10%

**NBHD 0026  
2.5000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-21-302-068	1111 FREESIA CT	026.1	401	05/27/22	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$193,400	60.46	\$386,754	891	RANCH, C-BC	79	\$112,000	\$207,900	\$137,377	1.513
09-09-21-302-085	1145 FREESIA CT	026.1	401	03/10/23	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$248,700	59.78	\$497,498	1,879	2 STORY, C-BC	80	\$112,000	\$304,000	\$195,883	1.552
09-09-21-302-103	1181 FREESIA CT	026.1	401	06/03/21	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$232,400	58.54	\$464,898	1,915	2 STORY, C-BC	81	\$112,000	\$285,000	\$181,906	1.567
09-09-21-302-054	1031 MAIDEN LA	026.1	401	07/09/21	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$230,300	57.86	\$460,544	1,915	2 STORY, C-BC	80	\$112,000	\$286,000	\$179,662	1.592
09-09-21-302-102	1179 FREESIA CT	026.1	401	05/27/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$171,000	55.16	\$341,979	891	RANCH, C-BC	80	\$112,000	\$198,000	\$118,546	1.670
09-09-21-302-110	1043 MAIDEN LA	026.1	401	05/12/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$247,800	53.87	\$495,683	1,879	2 STORY, C-BC	81	\$112,000	\$348,000	\$194,961	1.785
09-09-21-302-104	1183 FREESIA CT	026.1	401	07/26/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$193,800	53.83	\$387,608	927	RANCH, C-BC	79	\$112,000	\$248,000	\$137,804	1.800
09-09-21-302-100	1175 FREESIA CT	026.1	401	05/18/21	\$330,500	WD	03-ARM'S LENGTH	\$330,500	\$173,500	52.50	\$346,915	891	RANCH, C-BC	81	\$112,000	\$218,500	\$121,090	1.804
09-09-21-302-062	1015 MAIDEN LA	026.1	401	06/30/22	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$191,300	53.44	\$382,630	891	RANCH, C-BC	79	\$112,000	\$246,000	\$135,315	1.818
09-09-21-304-093	936 WALL ST	026.1	401	07/18/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$268,800	53.76	\$537,676	1,860	2 STORY, C-BC	83	\$112,000	\$388,000	\$212,838	1.823
09-09-21-302-090	1155 FREESIA CT	026.1	401	05/27/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$194,700	53.34	\$389,390	927	RANCH, C-BC	79	\$112,000	\$253,000	\$138,695	1.824
09-09-21-302-072	1119 FREESIA CT	026.1	401	03/31/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$191,200	52.38	\$382,358	891	RANCH, C-BC	79	\$112,000	\$253,000	\$137,377	1.842
09-09-21-304-092	936 WALL ST	026.1	401	11/03/21	\$499,500	WD	03-ARM'S LENGTH	\$499,500	\$259,000	51.85	\$518,080	1,822	2 STORY, C-BC	84	\$112,000	\$387,500	\$203,040	1.908
09-09-21-308-059	564 KELLOGG ST	026.1	401	01/05/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$102,400	44.33	\$204,868	800	C-BC	65	\$67,000	\$164,000	\$70,055	2.341
09-09-21-308-028	513 LONG SHORE DR	026.1	401	06/06/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$103,600	43.17	\$207,110	800	C-BC	65	\$67,000	\$173,000	\$70,055	2.469
09-09-21-308-064	568 KELLOGG ST	026.1	401	01/04/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$97,600	42.43	\$195,234	800	C-BC	66	\$67,000	\$163,000	\$64,117	2.542
09-09-21-308-025	551 LONG SHORE DR	026.1	401	04/12/21	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$92,300	41.39	\$184,550	800	C-BC	66	\$67,000	\$156,000	\$60,593	2.575
09-09-21-308-054	535 LONG SHORE DR	026.1	401	07/13/21	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$95,700	41.07	\$191,387	800	C-BC	66	\$67,000	\$166,000	\$64,117	2.589
09-09-21-308-016	547 LONG SHORE DR	026.1	401	06/30/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$95,700	40.72	\$191,387	800	C-BC	66	\$67,000	\$168,000	\$64,117	2.620
09-09-21-308-048	527 LONG SHORE DR	026.1	401	03/09/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$97,600	41.53	\$195,234	800	C-BC	66	\$67,000	\$168,000	\$64,117	2.620
09-09-21-308-043	529 LONG SHORE DR	026.1	401	04/30/21	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$92,300	40.84	\$184,550	800	C-BC	66	\$67,000	\$159,000	\$60,593	2.624
09-09-21-308-069	576 KELLOGG ST	026.1	401	06/29/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$102,400	40.63	\$204,868	800	C-BC	65	\$67,000	\$185,000	\$70,055	2.641
09-09-21-308-047	527 LONG SHORE DR	026.1	401	09/15/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$102,400	39.38	\$204,868	800	C-BC	65	\$67,000	\$193,000	\$70,055	2.755
09-09-21-308-029	509 LONG SHORE DR	026.1	401	07/13/22	\$249,500	PTA	03-ARM'S LENGTH	\$249,500	\$96,600	38.72	\$193,196	800	C-BC	59	\$67,000	\$182,500	\$63,098	2.892
09-09-21-308-038	517 LONG SHORE DR	026.1	401	07/02/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$95,700	37.53	\$191,387	800	C-BC	66	\$67,000	\$188,000	\$64,117	2.932
09-09-21-308-034	515 LONG SHORE DR	026.1	401	05/04/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$97,600	38.27	\$195,234	800	C-BC	66	\$67,000	\$188,000	\$64,117	2.932
09-09-21-308-049	531 LONG SHORE DR	026.1	401	06/26/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$91,200	38.00	\$182,494	800	C-BC	59	\$67,000	\$173,000	\$57,747	2.996

\$8,443,400

\$8,443,400

\$4,159,000

\$6,049,400

\$3,001,446

2.015

AVERAGE ECF:

2.223

STD DEVIATION:

0.511

PREVIOUS YEAR ECF:

1.646

APPROX NBHD % CHANGE:

22%

**NBHD 0026.1  
2.0000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-20-413-024	655 N FIFTH AV	0027	401	07/26/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$292,700	56.29	\$585,302	1,368	C-BC	68	\$190,000	\$330,000	\$186,463	1.770
09-09-20-405-047	857 WILDT ST	0027	401	07/08/22	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$476,600	55.10	\$953,177	2,022	2 STORY, B-A	78	\$190,000	\$675,000	\$359,989	1.875
09-09-28-213-041	1002 CATHERINE ST	0027	401	11/03/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$361,800	58.35	\$723,602	1,908	C-BC	75	\$185,000	\$435,000	\$228,900	1.900
09-09-21-301-031	808 JONES DR	0027	401	12/14/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$123,400	50.37	\$246,805	910	C-BC	62	\$65,000	\$180,000	\$85,757	2.099
09-09-20-405-052	803 WILDT ST	0027	401	06/29/21	\$839,000	PTA	03-ARM'S LENGTH	\$839,000	\$382,400	45.58	\$783,509	2,596	C-BC	70	\$190,000	\$649,000	\$285,341	2.274
09-09-20-413-035	711 N FIFTH AV	0027	401	11/01/22	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$480,300	35.58	\$960,596	2,436	C-BC	70	\$190,000	\$1,160,000	\$327,495	3.542

\$4,439,000

\$4,439,000    \$2,117,200

\$3,429,000    \$1,473,946    2.326  
 AVERAGE ECF:    2.243  
 STD DEVIATION:    0.661  
 PREVIOUS YEAR ECF:    2.353  
 APPROX NBHD % CHANGE:    -1%

**NBHD 0027  
2.3000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-21-304-030	1050 WALL ST	0028	401	10/19/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$161,200	70.09	\$322,406	1,182	C-BC	54	\$105,000	\$125,000	\$91,501	1.366
09-09-21-304-076	1050 WALL ST	0028	401	12/20/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$173,700	57.90	\$347,397	1,495	C-BC	55	\$125,000	\$175,000	\$108,486	1.613
09-09-21-304-062	1050 WALL ST	0028	401	10/07/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$164,100	60.78	\$328,270	1,209	C-BC	54	\$105,000	\$165,000	\$93,969	1.756
09-09-21-304-054	1050 WALL ST	0028	401	04/15/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$145,100	51.82	\$290,252	1,182	C-BC	55	\$105,000	\$175,000	\$90,367	1.937
09-09-21-304-043	1050 WALL ST	0028	401	06/14/22	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$166,300	51.57	\$332,611	1,391	C-BC	57	\$105,000	\$217,500	\$111,030	1.959
09-09-21-304-039	1050 WALL ST	0028	401	04/28/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$142,900	51.04	\$285,701	1,242	C-BC	55	\$105,000	\$175,000	\$88,147	1.985
09-09-21-304-061	1050 WALL ST	0028	401	03/30/23	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$179,000	54.41	\$358,065	1,391	C-BC	54	\$105,000	\$224,000	\$112,473	1.992
09-09-21-304-040	1050 WALL ST	0028	401	10/31/22	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$195,000	54.32	\$390,019	1,495	C-BC	54	\$105,000	\$254,000	\$118,167	2.149
09-09-21-401-084	1241 ISLAND DR	0028	401	08/27/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$110,500	48.04	\$221,093	871	C-BC	55	\$85,000	\$145,000	\$66,387	2.184
09-09-21-304-042	1050 WALL ST	0028	401	09/10/21	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$149,400	46.70	\$298,702	1,182	C-BC	55	\$125,000	\$194,900	\$84,733	2.300
09-09-21-401-096	1237 ISLAND DR	0028	401	07/14/21	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$110,500	45.10	\$221,093	871	C-BC	55	\$85,000	\$160,000	\$66,387	2.410
09-09-21-304-060	1050 WALL ST	0028	401	05/04/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$141,800	44.31	\$283,596	1,182	C-BC	55	\$125,000	\$195,000	\$80,099	2.434
09-09-21-304-066	1050 WALL ST	0028	401	03/28/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$145,100	44.65	\$290,252	1,182	C-BC	55	\$105,000	\$220,000	\$90,367	2.435
09-09-21-401-120	1221 ISLAND DR	0028	401	09/03/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$109,200	44.57	\$218,410	871	C-BC	55	\$85,000	\$160,000	\$65,078	2.459
09-09-21-304-044	1050 WALL ST	0028	401	05/03/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$141,500	43.54	\$283,007	1,209	C-BC	55	\$105,000	\$220,000	\$86,833	2.534
09-09-21-401-010	1201 ISLAND DR	0028	401	05/27/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$106,900	42.76	\$213,854	871	C-BC	55	\$85,000	\$165,000	\$65,078	2.535
09-09-21-401-114	1229 ISLAND DR	0028	401	05/20/22	\$244,700	WD	03-ARM'S LENGTH	\$244,700	\$105,000	42.91	\$209,904	868	C-BC	54	\$65,000	\$179,700	\$70,685	2.542
09-09-21-401-044	1233 ISLAND DR	0028	401	05/18/21	\$245,500	WD	03-ARM'S LENGTH	\$245,500	\$104,600	42.61	\$209,259	871	C-BC	55	\$85,000	\$160,500	\$62,757	2.557
09-09-21-401-109	1225 ISLAND DR	0028	401	05/18/22	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$105,700	41.13	\$211,337	871	C-BC	54	\$65,000	\$192,000	\$71,384	2.690
09-09-21-401-034	1217 ISLAND DR	0028	401	04/27/21	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$110,500	41.86	\$221,093	871	C-BC	55	\$85,000	\$179,000	\$66,387	2.696
09-09-21-401-026	1213 ISLAND DR	0028	401	08/02/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$106,600	41.00	\$213,242	871	C-BC	54	\$65,000	\$195,000	\$72,313	2.697
09-09-21-401-036	1217 ISLAND DR	0028	401	07/27/21	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$106,900	40.65	\$213,854	871	C-BC	55	\$85,000	\$178,000	\$65,078	2.735
09-09-21-401-048	1257 ISLAND DR	0028	401	02/16/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$100,500	40.22	\$201,093	871	C-BC	55	\$65,000	\$184,900	\$66,387	2.785
09-09-21-401-092	1245 ISLAND DR	0028	401	02/24/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$100,400	40.16	\$200,712	868	C-BC	55	\$65,000	\$185,000	\$66,201	2.795
09-09-21-401-039	1233 ISLAND DR	0028	401	07/27/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$104,200	39.85	\$208,414	871	C-BC	54	\$65,000	\$196,500	\$69,958	2.809
09-09-21-401-119	1221 ISLAND DR	0028	401	07/08/21	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$107,400	39.78	\$214,769	871	C-BC	55	\$85,000	\$185,000	\$65,540	2.823
09-09-21-401-119	1221 ISLAND DR	0028	401	06/02/22	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$105,700	38.72	\$211,337	871	C-BC	54	\$65,000	\$208,000	\$71,384	2.914
09-09-21-304-069	1050 WALL ST	0028	401	10/22/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$152,900	39.71	\$305,701	1,242	C-BC	55	\$125,000	\$260,000	\$88,147	2.950
09-09-21-401-103	1225 ISLAND DR	0028	401	06/29/22	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$104,200	38.17	\$208,414	871	C-BC	54	\$65,000	\$208,000	\$69,958	2.973

\$8,127,000

\$8,127,000

\$3,756,800

\$5,482,000

\$2,325,279

2.358

AVERAGE ECF:

2.414

STD DEVIATION:

0.421

PREVIOUS YEAR ECF:

2.250

APPROX NBHD % CHANGE:

5%

**NBHD 0028  
2.3000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-21-403-035	1632 BROADWAY ST	0030	401	11/24/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$139,800	55.92	\$279,572	1,137	1 1/2 ST, C-BC	52	\$74,053	\$175,947	\$89,356	1.969
09-09-21-200-028	1755 DAVID CT	0030	401	09/10/21	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$177,000	45.04	\$354,004	1,152	RANCH, C-BC	58	\$95,999	\$297,001	\$112,176	2.648
09-09-21-100-009	1008 TRAVER CT	0030	401	06/07/22	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$153,600	41.40	\$307,123	1,210	SPLIT LVL, D-CD	53	\$98,522	\$272,478	\$90,696	3.004

\$1,014,000

\$1,014,000

\$470,400

\$745,426

\$292,228

2.551

AVERAGE ECF:

2.540

STD DEVIATION:

0.526

PREVIOUS YEAR ECF:

2.100

APPROX NBHD % CHANGE:

21%

**NBHD 0030  
2.5000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-16-100-044	2991 LESLIE PARK CIR	0031	401	06/11/22	\$456,390	WD	03-ARM'S LENGTH	\$456,390	\$291,400	63.85	\$582,826	2,432	2 STORY, C-BC	78	\$115,458	\$340,932	\$333,834	1.021
09-09-10-305-011	3119 BIRCHWOOD DR	0031	401	04/23/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$270,900	57.03	\$541,867	2,480	2 STORY, C-BC	79	\$113,277	\$361,723	\$295,579	1.224
09-09-10-300-056	3168 EAGLE CT	0031	401	10/28/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$297,400	55.59	\$594,887	2,423	2 STORY, C-BC	81	\$122,148	\$412,852	\$335,038	1.232
09-09-09-400-029	2254 WOODHAVEN CT	0031	401	06/21/21	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$333,400	55.58	\$666,707	2,776	2 STORY, C-BC	85	\$116,667	\$483,233	\$379,338	1.274
09-09-11-305-049	3235 DUNWOODIE RD	0031	401	06/09/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$203,500	53.55	\$407,059	1,860	2 STORY, C-BC	80	\$97,295	\$282,705	\$221,260	1.278
09-09-10-302-066	3164 OTTER CREEK CT	0031	401	12/06/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$287,000	53.64	\$573,980	2,669	2 STORY, C-BC	79	\$109,455	\$425,545	\$329,217	1.293
09-09-11-305-004	3415 BAYSWATER LA	0031	401	08/12/21	\$400,001	WD	03-ARM'S LENGTH	\$400,001	\$216,200	54.05	\$432,399	2,058	2 STORY, C-BC	78	\$99,787	\$300,214	\$226,267	1.327
09-09-10-300-077	3169 SHAMROCK CT	0031	401	09/02/21	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$269,200	54.06	\$538,431	2,518	2 STORY, C-BC	80	\$122,994	\$375,006	\$282,610	1.327
09-09-10-304-009	3095 IDLEWILD CT	0031	401	05/12/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$256,300	53.40	\$512,625	2,518	2 STORY, C-BC	77	\$123,538	\$356,462	\$268,336	1.328
09-09-11-302-038	3244 DUNWOODIE RD	0031	401	10/04/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$211,300	52.17	\$422,591	1,860	2 STORY, C-BC	80	\$94,788	\$310,212	\$222,995	1.391
09-09-11-302-036	3252 DUNWOODIE RD	0031	401	04/02/21	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$206,700	51.16	\$413,420	2,008	2 STORY, C-BC	81	\$101,194	\$302,806	\$215,328	1.406
09-09-10-302-024	3208 FOXWAY CT	0031	401	01/29/23	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$249,500	49.90	\$498,988	2,640	2 STORY, C-BC	72	\$96,090	\$403,910	\$285,541	1.415
09-09-11-300-029	3215 DUNWOODIE RD	0031	401	07/23/21	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$213,900	50.93	\$427,818	1,988	2 STORY, C-BC	80	\$102,629	\$317,371	\$224,268	1.415
09-09-09-401-010	2286 HICKORY POINT DR	0031	401	05/19/22	\$583,500	WD	03-ARM'S LENGTH	\$583,500	\$288,500	49.44	\$576,973	2,084	2 STORY, C-BC	83	\$144,121	\$439,379	\$309,180	1.421
09-09-10-302-038	3169 BIRCHWOOD CT	0031	401	06/15/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$259,200	49.37	\$518,359	2,298	2 STORY, C-BC	79	\$116,667	\$408,333	\$286,923	1.423
09-09-09-400-035	2285 HICKORY POINT DR	0031	401	09/23/22	\$617,000	WD	03-ARM'S LENGTH	\$617,000	\$302,900	49.09	\$605,726	2,796	2 STORY, C-BC	75	\$117,924	\$499,076	\$348,430	1.432
09-09-11-303-008	3413 ASHBURNAM RD	0031	401	10/01/21	\$385,100	WD	03-ARM'S LENGTH	\$385,100	\$187,900	48.79	\$375,838	1,660	2 STORY, C-BC	79	\$93,151	\$291,949	\$201,919	1.446
09-09-10-304-037	2370 EARL SCHAFFER CT	0031	401	09/09/21	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$226,800	50.18	\$453,689	1,877	2 STORY, C-BC	89	\$86,089	\$365,911	\$250,068	1.463
09-09-11-305-046	3247 DUNWOODIE RD	0031	401	07/02/21	\$459,000	PTA	03-ARM'S LENGTH	\$459,000	\$227,000	49.46	\$454,095	2,066	2 STORY, C-BC	80	\$104,413	\$354,587	\$241,160	1.470
09-09-09-400-006	2275 HICKORY POINT DR	0031	401	06/02/21	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$353,500	48.42	\$707,051	3,588	2 STORY, C-BC	85	\$135,726	\$594,274	\$394,017	1.508
09-09-10-300-026	3113 FAWNMEADOW CT	0031	401	10/25/21	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$214,600	48.66	\$429,238	2,110	RANCH, C-BC	73	\$110,717	\$330,283	\$216,681	1.524
09-09-16-322-008	857 BROOKSIDE DR	0031	401	09/22/22	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$285,300	46.39	\$570,516	2,460	2 STORY, C-BC	74	\$112,115	\$502,885	\$327,429	1.536
09-09-10-303-061	2376 TIMBERCREST CT	0031	401	09/12/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$254,100	46.20	\$508,227	2,298	2 STORY, C-BC	79	\$115,348	\$434,652	\$280,628	1.549
09-09-11-306-006	3221 ALDWYCH CIR	0031	401	03/18/22	\$450,300	WD	03-ARM'S LENGTH	\$450,300	\$207,900	46.17	\$415,888	1,972	2 STORY, C-BC	79	\$100,833	\$349,467	\$225,039	1.553
09-09-11-301-010	3378 CROMWELL RD	0031	401	09/22/21	\$340,500	WD	03-ARM'S LENGTH	\$340,500	\$163,500	48.02	\$327,029	1,146	RANCH, C-BC	76	\$96,559	\$243,941	\$156,782	1.556
09-09-16-101-028	2877 LESLIE PARK CIR	0031	401	03/23/22	\$688,500	WD	03-ARM'S LENGTH	\$688,500	\$314,100	45.62	\$628,162	3,053	2 STORY, C-BC	80	\$109,434	\$579,066	\$370,520	1.563
09-09-15-200-058	2411 TAMARACK CT	0031	401	11/14/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$213,200	46.35	\$426,411	1,918	2 STORY, C-BC	71	\$117,667	\$342,333	\$218,812	1.565
09-09-16-322-012	2111 TIBBITTS CT	0031	401	09/22/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$257,600	45.59	\$515,101	2,230	2 STORY, C-BC	74	\$125,412	\$439,588	\$278,349	1.579
09-09-16-101-018	2932 LESLIE PARK CIR	0031	401	06/30/21	\$593,000	WD	03-ARM'S LENGTH	\$593,000	\$276,200	46.58	\$552,453	2,432	2 STORY, C-BC	79	\$110,613	\$482,387	\$304,717	1.583
09-09-16-322-011	881 BROOKSIDE DR	0031	401	10/29/21	\$567,000	PTA	03-ARM'S LENGTH	\$567,000	\$256,900	45.31	\$513,726	2,499	2 STORY, C-BC	73	\$117,697	\$449,303	\$282,878	1.588
09-09-16-300-041	2039 TIBBITTS CT	0031	401	08/31/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$281,100	44.98	\$562,131	2,340	RANCH, D-CD	73	\$111,821	\$513,179	\$321,650	1.595
09-09-15-200-056	2419 TAMARACK CT	0031	401	06/18/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$204,700	46.52	\$409,336	1,916	2 STORY, C-BC	72	\$116,820	\$323,180	\$201,735	1.602
09-09-15-200-052	2428 TAMARACK CT	0031	401	08/03/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$244,000	42.81	\$487,931	2,362	2 STORY, C-BC	71	\$118,825	\$451,175	\$263,647	1.711
09-09-10-305-005	2295 CANYON CT	0031	401	07/01/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$281,700	42.36	\$563,463	2,520	2 STORY, B-A	77	\$114,375	\$550,625	\$320,777	1.717
09-09-11-304-007	3404 CROMWELL CT	0031	second Sa	10/26/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$174,900	43.19	\$349,740	1,146	RANCH, C-BC	75	\$103,076	\$301,924	\$174,815	1.727
09-09-15-200-034	2418 MEADOWRIDGE CT	0031	401	06/02/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$257,300	41.50	\$514,681	2,317	RANCH, D-CD	70	\$112,229	\$507,771	\$287,466	1.766
09-09-15-200-067	2975 S FOXRIDGE CT	0031	401	06/07/22	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$244,000	41.01	\$487,949	2,408	2 STORY, C-BC	73	\$108,109	\$486,891	\$271,314	1.795
09-09-16-300-049	816 BROOKSIDE DR	0031	401	12/15/22	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$250,600	40.75	\$501,248	2,060	RANCH, D-CD	72	\$112,422	\$502,578	\$275,568	1.824
09-09-11-304-012	3412 ASHBURNAM RD	0031	401	05/20/22	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$177,100	39.27	\$354,201	1,189	RANCH, C-BC	77	\$96,913	\$354,087	\$183,777	1.927

\$20,096,191

\$20,096,191

\$9,711,300

\$15,771,795

\$10,613,895

1.486

**NBHD 0031**  
**1.4000**

AVERAGE ECF:

1.496

STD DEVIATION:

0.186

PREVIOUS YEAR ECF:

1.411

APPROX NBHD % CHANGE:

5%

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-16-300-006	840 WICKFIELD CT	0032	401	01/13/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$183,500	63.28	\$366,975	1,224	RANCH, C-BC	51	\$96,215	\$193,785	\$115,512	1.678
09-09-21-200-014	891 STARWICK DR	0032	401	06/27/22	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$125,900	49.18	\$251,826	1,044	1 1/2 ST, C-BC	51	\$73,643	\$182,357	\$84,849	2.149
09-09-21-201-006	815 STARWICK DR	0032	401	01/13/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$138,000	47.59	\$276,007	978	1 1/2 ST, C-BC	52	\$72,949	\$217,051	\$86,629	2.506
09-09-21-201-008	801 STARWICK DR	0032	401	06/15/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$115,400	42.74	\$230,834	960	RANCH, C-BC	52	\$74,519	\$195,481	\$76,251	2.564
09-09-16-300-009	849 WICKFIELD CT	0032	401	12/14/21	\$340,000	WD	03-ARM'S LENGTH	\$332,691	\$142,700	42.89	\$285,457	1,152	RANCH, C-BC	66	\$72,469	\$260,222	\$101,423	2.566
09-09-21-207-012	1807 HIAWATHA PL	0032	401	11/29/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$122,000	46.92	\$244,018	947	RANCH, C-BC	52	\$75,766	\$184,234	\$71,780	2.567
09-09-21-200-016	899 STARWICK DR	0032	401	09/07/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$114,400	42.85	\$228,721	782	RANCH, C-BC	52	\$78,615	\$188,385	\$71,479	2.636
09-09-21-201-005	821 STARWICK DR	0032	401	09/02/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$144,500	41.88	\$289,010	1,240	1 1/2 ST, C-BC	52	\$73,848	\$271,152	\$102,458	2.646
09-09-21-207-013	1811 HIAWATHA PL	0032	401	05/11/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$121,800	40.74	\$243,652	888	RANCH, C-BC	52	\$71,679	\$227,321	\$81,892	2.776
09-09-16-300-018	895 WICKFIELD CT	0032	401	11/10/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$230,000	42.59	\$460,029	2,032	1 1/2 ST, C-BC	54	\$79,150	\$460,850	\$162,491	2.836
09-09-21-207-007	814 BARTON DR	0032	401	02/11/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$142,300	38.99	\$284,567	775	RANCH, C-BC	64	\$89,101	\$275,899	\$93,079	2.964

\$3,522,000

\$3,514,691

\$1,580,500

AVERAGE ECF:

STD DEVIATION:

PREVIOUS YEAR ECF:

APPROX NBHD % CHANGE:

\$2,656,737

\$1,047,843

2.344

8%

2.535

0.353

**NBHD 0032  
2.5000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-15-104-264	2822 PURLEY AV	0033	401	12/16/22	\$536,000	WD	03-ARM'S LENGTH	\$536,000	\$393,900	73.49	\$787,816	2,686	2 STORY, C-BC	94	\$140,000	\$396,000	\$379,951	1.042
09-09-15-104-262	2818 PURLEY AV	0033	401	10/17/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$341,000	64.95	\$681,984	2,204	2 STORY, C-BC	93	\$140,000	\$385,000	\$349,667	1.101
09-09-10-402-081	3345 ROSEFORD BLVD	0033	401	01/30/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$402,800	68.85	\$805,659	2,630	2 STORY, C-BC	99	\$140,000	\$445,000	\$390,416	1.140
09-09-15-104-045	2760 COLLEY LA	0033	401	09/23/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$298,900	59.78	\$597,802	1,950	2 STORY, C-BC	93	\$140,000	\$360,000	\$295,356	1.219
09-09-15-104-242	2837 RIDINGTON RD	0033	401	08/19/22	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$356,700	59.46	\$713,467	2,328	2 STORY, C-BC	96	\$140,000	\$459,900	\$369,979	1.243
09-09-15-104-035	2777 ASHCOMBE DR	0033	401	08/25/22	\$510,000	PTA	03-ARM'S LENGTH	\$510,000	\$293,900	57.63	\$587,783	1,958	2 STORY, C-BC	93	\$140,000	\$370,000	\$288,892	1.281
09-09-15-104-242	2837 RIDINGTON RD	0033	401	01/31/22	\$576,000	WD	03-ARM'S LENGTH	\$576,000	\$331,100	57.48	\$662,286	2,328	2 STORY, C-BC	97	\$140,000	\$436,000	\$336,959	1.294
09-09-15-104-200	2721 S SPURWAY DR	0033	401	11/23/22	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$331,300	60.79	\$662,574	2,322	2 STORY, C-BC	93	\$140,000	\$405,000	\$306,495	1.321
09-09-10-402-203	3021 N SPURWAY DR	0033	401	04/06/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$321,700	55.47	\$643,488	2,640	2 STORY, C-BC	97	\$100,000	\$480,000	\$362,325	1.325
09-09-15-104-171	2724 S SPURWAY DR	0033	401	05/24/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$281,400	55.72	\$562,806	1,866	2 STORY, C-BC	97	\$140,000	\$365,000	\$272,778	1.338
09-09-15-104-245	2854 RIDINGTON RD	0033	401	03/16/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$330,300	60.05	\$660,678	2,352	2 STORY, C-BC	93	\$140,000	\$410,000	\$305,383	1.343
09-09-10-402-014	3024 N SPURWAY DR	0033	401	08/24/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$348,300	58.05	\$696,562	2,271	2 STORY, C-BC	96	\$100,000	\$500,000	\$361,553	1.383
09-09-15-104-146	2951 AUGHTON RD	0033	401	11/03/22	\$502,000	WD	03-ARM'S LENGTH	\$502,000	\$292,100	58.19	\$584,251	1,778	2 STORY, C-BC	97	\$140,000	\$362,000	\$260,558	1.389
09-09-10-402-039	3074 N SPURWAY DR	0033	401	09/10/21	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$359,900	57.13	\$719,867	2,938	2 STORY, C-BC	98	\$100,000	\$530,000	\$375,677	1.411
09-09-10-402-159	3212 BRACKLEY DR	0033	401	12/16/21	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$325,900	52.99	\$651,712	2,629	2 STORY, C-BC	97	\$140,000	\$475,000	\$330,137	1.439
09-09-10-402-007	3010 N SPURWAY DR	0033	401	09/24/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$327,100	55.91	\$654,190	2,631	2 STORY, C-BC	96	\$100,000	\$485,000	\$335,873	1.444
09-09-10-402-138	3081 N SPURWAY DR	0033	401	01/13/22	\$749,981	WD	03-ARM'S LENGTH	\$749,981	\$396,700	52.89	\$793,480	2,784	2 STORY, C-BC	99	\$140,000	\$609,981	\$421,600	1.447
09-09-15-104-204	2713 S SPURWAY DR	0033	401	03/04/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$317,500	52.48	\$634,974	2,800	2 STORY, C-BC	94	\$140,000	\$465,000	\$319,338	1.456
09-09-15-104-251	2842 RIDINGTON RD	0033	401	04/09/21	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$286,600	50.73	\$573,181	2,328	2 STORY, C-BC	98	\$100,000	\$465,000	\$315,454	1.474
09-09-15-104-263	2820 PURLEY AV	0033	401	04/15/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$250,300	50.57	\$500,584	2,322	2 STORY, C-BC	95	\$100,000	\$395,000	\$267,056	1.479
09-09-15-104-011	2784 ASHCOMBE DR	0033	401	07/16/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$246,200	50.24	\$492,390	2,236	2 STORY, C-BC	94	\$100,000	\$390,000	\$261,593	1.491
09-09-15-104-021	2806 RATHMORE LN	0033	401	05/06/22	\$567,000	WD	03-ARM'S LENGTH	\$567,000	\$291,900	51.48	\$583,801	2,212	2 STORY, C-BC	94	\$140,000	\$427,000	\$286,323	1.491
09-09-10-402-141	3087 N SPURWAY DR	0033	401	01/20/22	\$620,117	WD	03-ARM'S LENGTH	\$620,117	\$315,100	50.81	\$630,234	2,182	2 STORY, C-BC	99	\$140,000	\$480,117	\$316,280	1.518
09-09-15-104-216	2872 HARDWICK RD	0033	401	06/04/21	\$482,500	WD	03-ARM'S LENGTH	\$482,500	\$238,600	49.45	\$477,220	1,866	2 STORY, C-BC	97	\$100,000	\$382,500	\$251,480	1.521
09-09-15-104-206	2709 S SPURWAY DR	0033	401	04/23/21	\$502,000	WD	03-ARM'S LENGTH	\$502,000	\$247,400	49.28	\$494,713	2,322	2 STORY, C-BC	94	\$100,000	\$402,000	\$263,142	1.528
09-09-15-104-047	2970 CORSTON RD	0033	401	05/31/22	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$280,400	50.52	\$560,737	1,778	2 STORY, C-BC	98	\$140,000	\$415,000	\$271,443	1.529
09-09-15-104-028	2809 RATHMORE LN	0033	401	04/15/22	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$308,400	50.15	\$616,890	2,800	2 STORY, C-BC	94	\$140,000	\$475,000	\$307,671	1.544
09-09-15-104-229	2853 HARDWICK RD	0033	401	04/07/21	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$225,700	48.85	\$451,309	1,866	2 STORY, C-BC	98	\$100,000	\$362,000	\$234,206	1.546
09-09-15-104-218	2868 HARDWICK RD	0033	401	06/25/21	\$458,000	WD	03-ARM'S LENGTH	\$458,000	\$223,400	48.78	\$446,748	1,778	2 STORY, C-BC	96	\$100,000	\$358,000	\$231,165	1.549
09-09-15-104-228	2851 HARDWICK RD	0033	401	05/17/22	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$307,200	49.95	\$614,464	2,212	2 STORY, C-BC	95	\$140,000	\$475,000	\$306,106	1.552
09-09-15-104-211	2882 HARDWICK RD	0033	401	04/05/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$272,700	49.58	\$545,489	1,866	2 STORY, C-BC	97	\$140,000	\$410,000	\$261,606	1.567
09-09-15-104-179	2740 S SPURWAY DR	0033	401	06/30/21	\$517,154	WD	03-ARM'S LENGTH	\$517,154	\$256,000	49.50	\$511,954	1,778	2 STORY, C-BC	98	\$140,000	\$377,154	\$239,970	1.572
09-09-10-402-140	3085 N SPURWAY DR	0033	401	01/28/22	\$679,995	WD	03-ARM'S LENGTH	\$679,995	\$333,600	49.06	\$667,141	2,578	2 STORY, C-BC	99	\$140,000	\$539,995	\$340,091	1.588
09-09-15-104-089	2879 RAYFIELD AV	0033	401	02/02/23	\$538,005	WD	03-ARM'S LENGTH	\$538,005	\$280,600	52.16	\$561,154	1,778	2 STORY, C-BC	98	\$140,000	\$398,005	\$247,011	1.611
09-09-15-104-088	2877 RAYFIELD AV	0033	401	01/25/23	\$581,682	WD	03-ARM'S LENGTH	\$581,682	\$303,100	52.11	\$606,181	1,778	2 STORY, C-BC	98	\$140,000	\$441,682	\$273,420	1.615
09-09-15-104-058	2989 STOKE WAY	0033	401	01/12/22	\$542,756	WD	03-ARM'S LENGTH	\$542,756	\$260,500	48.00	\$521,092	1,866	2 STORY, C-BC	99	\$140,000	\$402,756	\$245,866	1.638
09-09-15-104-213	2878 HARDWICK RD	0033	401	06/02/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$221,400	46.61	\$442,872	1,866	2 STORY, C-BC	97	\$100,000	\$375,000	\$228,581	1.641
09-09-15-104-053	2979 STOKE WAY	0033	401	03/08/23	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$336,700	51.40	\$673,443	2,070	2 STORY, C-BC	98	\$140,000	\$515,000	\$312,870	1.646
09-09-15-104-194	2733 S SPURWAY DR	0033	401	05/17/21	\$481,000	WD	03-ARM'S LENGTH	\$481,000	\$222,400	46.24	\$444,730	1,778	2 STORY, C-BC	94	\$100,000	\$381,000	\$229,820	1.658
09-09-15-104-231	2857 HARDWICK RD	0033	401	05/13/21	\$474,000	WD	03-ARM'S LENGTH	\$474,000	\$217,400	45.86	\$434,757	1,782	2 STORY, C-BC	97	\$100,000	\$374,000	\$223,171	1.676
09-09-15-104-031	2785 ASHCOMBE DR	0033	401	06/01/21	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$226,500	45.48	\$452,958	1,778	2 STORY, C-BC	94	\$100,000	\$398,000	\$235,305	1.691
09-09-10-402-030	3056 N SPURWAY DR	0033	401	06/14/21	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$291,900	44.23	\$583,761	2,403	2 STORY, C-BC	97	\$100,000	\$560,000	\$322,507	1.736
09-09-15-104-001	2764 ASHCOMBE DR	0033	401	06/03/21	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$219,600	43.49	\$439,255	1,796	2 STORY, C-BC	94	\$100,000	\$405,000	\$226,170	1.791
09-09-15-104-006	2774 ASHCOMBE DR	0033	401	05/10/21	\$507,500	WD	03-ARM'S LENGTH	\$507,500	\$217,700	42.90	\$435,420	1,796	2 STORY, C-BC	94	\$100,000	\$407,500	\$223,613	1.822
09-09-15-104-173	2728 S SPURWAY DR	0033	401	05/28/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$218,500	39.73	\$436,936	1,782	2 STORY, C-BC	98	\$100,000	\$450,000	\$224,624	2.003

\$24,940,590

\$24,940,590 \$13,150,300

\$19,400,590 \$13,209,482

**NBHD 0033**  
**1.5000**

AVERAGE ECF: 1.491  
 STD DEVIATION: 0.190  
 PREVIOUS YEAR ECF: 1.705  
 APPROX NBHD % CHANGE: -14%



## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-15-205-029	2300 PLACID WAY	0034	401	10/14/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$288,300	68.64	\$576,602	2,543	2 STORY, C-BC	61	\$110,439	\$309,561	\$229,750	1.347
09-09-15-103-010	2615 TRAVER BLV	0034	401	08/16/22	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$416,400	60.79	\$832,729	2,652	2 STORY, C-BC	79	\$119,870	\$565,130	\$407,348	1.387
09-09-15-204-016	2485 TRAVER BLV	0034	401	09/21/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$198,300	57.48	\$396,553	1,684	RANCH, C-BC	60	\$109,602	\$235,398	\$163,972	1.436
09-09-15-206-012	2233 PLACID WAY	0034	401	05/14/21	\$400,250	WD	03-ARM'S LENGTH	\$400,250	\$185,900	46.45	\$371,726	1,684	2 STORY, C-BC	59	\$108,809	\$291,441	\$150,238	1.940
09-09-15-205-018	2220 PLACID WAY	0034	401	06/30/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$190,700	45.95	\$381,320	1,927	SPLIT LVL, C-BC	61	\$115,140	\$299,860	\$152,103	1.971
09-09-15-205-030	2310 PLACID WAY	0034	401	04/08/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$228,700	43.56	\$457,345	2,543	2 STORY, C-BC	63	\$109,011	\$415,989	\$199,048	2.090
09-09-15-200-011	2955 LAKEHURST CT	0034	401	03/30/23	\$658,600	WD	03-ARM'S LENGTH	\$658,600	\$299,300	45.44	\$598,519	2,428	2 STORY, C-BC	64	\$111,153	\$547,447	\$240,200	2.279

\$3,448,850

\$3,448,850

\$1,807,600

\$2,664,826

\$1,542,659

1.727

**NBHD 0034**  
**1.7500**

AVERAGE ECF:

1.779

STD DEVIATION:

0.380

PREVIOUS YEAR ECF:

2.029

APPROX NBHD % CHANGE:

-15%

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-15-101-020	2533 MEADE CT	0035	401	03/18/22	\$293,500	WD	03-ARM'S LENGTH	\$293,500	\$145,100	49.44	\$290,218	1,420	C-BC	62	\$76,000	\$217,500	\$122,410	1.777
09-09-15-101-007	2507 MEADE CT	0035	401	10/08/21	\$321,100	WD	03-ARM'S LENGTH	\$321,100	\$158,200	49.27	\$316,405	1,508	C-BC	62	\$76,000	\$245,100	\$137,374	1.784
09-09-15-101-016	2525 MEADE CT	0035	401	09/30/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,900	45.20	\$293,718	1,508	C-BC	62	\$76,000	\$249,000	\$124,410	2.001
09-09-15-101-072	2550 TRAVER BLV	0035	401	05/06/21	\$302,000	CD	03-ARM'S LENGTH	\$302,000	\$135,000	44.70	\$269,953	1,375	C-BC	60	\$76,000	\$226,000	\$110,830	2.039
09-09-15-101-087	2510 TRAVER BLV	0035	401	04/13/22	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$152,600	42.10	\$305,131	1,420	C-BC	61	\$76,000	\$286,500	\$130,932	2.188
09-09-15-101-021	2535 MEADE CT	0035	401	06/21/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$146,300	41.80	\$292,598	1,420	C-BC	62	\$76,000	\$274,000	\$123,770	2.214
09-09-15-101-062	2612 TRAVER BLV	0035	401	08/27/21	\$350,900	WD	03-ARM'S LENGTH	\$350,900	\$144,900	41.29	\$289,829	1,500	C-BC	59	\$76,000	\$274,900	\$122,188	2.250
09-09-15-101-081	2528 TRAVER BLV	0035	401	06/28/22	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$156,800	40.41	\$313,622	1,508	C-BC	61	\$76,000	\$312,000	\$135,784	2.298

\$2,693,000

\$2,693,000

\$1,185,800

\$2,085,000

\$1,007,699

2.069

AVERAGE ECF: 2.069

STD DEVIATION: 0.204

TH PREVIOUS YEAR ECF: 1.969

APPROX NBHD % CHANGE: 5%

**NBHD 0035  
2.0000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-15-100-008	4 SOUTHWICK CT	0036	401	02/17/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$249,500	69.31	\$499,036	2,056	C-BC	62	\$96,000	\$264,000	\$224,658	1.175
09-09-15-102-035	12 HAVERHILL CT	0036	401	12/14/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$238,900	62.87	\$477,772	2,056	C-BC	60	\$96,000	\$284,000	\$212,805	1.335
09-09-15-102-046	23 HAVERHILL CT	0036	401	12/12/22	\$319,600	WD	03-ARM'S LENGTH	\$319,600	\$190,200	59.51	\$380,327	1,460	C-BC	60	\$96,000	\$223,600	\$158,488	1.411
09-09-15-100-017	12 SOUTHWICK CT	0036	401	02/10/23	\$492,000	WD	03-ARM'S LENGTH	\$492,000	\$298,700	60.71	\$597,477	2,593	C-BC	64	\$96,000	\$396,000	\$279,530	1.417
09-09-15-100-032	27 SOUTHWICK CT	0036	401	07/06/21	\$472,500	WD	03-ARM'S LENGTH	\$472,500	\$281,700	59.62	\$563,343	2,425	C-BC	65	\$96,000	\$376,500	\$249,916	1.507
09-09-15-102-094	18 EASTBURY CT	0036	401	07/07/22	\$414,500	WD	03-ARM'S LENGTH	\$414,500	\$248,000	59.83	\$496,045	1,628	C-BC	61	\$96,000	\$318,500	\$210,550	1.513
09-09-15-102-054	31 HAVERHILL CT	0036	401	07/01/21	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$220,900	58.15	\$441,741	2,105	C-BC	61	\$96,000	\$283,900	\$184,888	1.536
09-09-15-100-007	3 SOUTHWICK CT	0036	401	05/17/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$247,800	56.97	\$495,564	1,628	C-BC	60	\$96,000	\$339,000	\$210,297	1.612
09-09-15-102-080	4 EASTBURY CT	0036	401	01/06/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$238,900	56.21	\$477,778	1,628	C-BC	62	\$96,000	\$329,000	\$200,936	1.637
09-09-15-102-029	6 HAVERHILL CT	0036	401	12/08/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$236,200	50.80	\$472,379	2,056	C-BC	60	\$96,000	\$369,000	\$209,799	1.759
09-09-15-102-018	15 WESTBURY CT	0036	401	08/24/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$219,600	52.92	\$439,220	2,056	C-BC	61	\$96,000	\$319,000	\$180,642	1.766
09-09-15-102-085	9 EASTBURY CT	0036	401	07/14/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$226,500	52.67	\$453,050	2,292	C-BC	61	\$96,000	\$334,000	\$187,921	1.777
09-09-15-102-006	3 WESTBURY CT	0036	401	07/06/22	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$234,000	51.88	\$468,081	2,056	C-BC	60	\$96,000	\$355,000	\$195,832	1.813
09-09-15-102-079	3 EASTBURY CT	0036	401	08/16/22	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$247,800	50.67	\$495,566	1,628	C-BC	61	\$96,000	\$393,000	\$210,298	1.869
09-09-15-102-083	7 EASTBURY CT	0036	401	02/16/22	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$189,500	49.74	\$379,018	1,460	C-BC	62	\$96,000	\$285,000	\$148,957	1.913
09-09-15-102-033	10 HAVERHILL CT	0036	401	11/30/21	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$188,700	48.63	\$377,352	1,460	C-BC	61	\$96,000	\$292,000	\$148,080	1.972
09-09-15-102-067	10 NORTHWICK CT	0036	401	10/25/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$210,700	46.82	\$421,478	1,628	C-BC	61	\$96,000	\$354,000	\$171,304	2.066
09-09-15-100-026	21 SOUTHWICK CT	0036	401	07/26/22	\$577,500	WD	03-ARM'S LENGTH	\$577,500	\$255,300	44.21	\$510,620	1,682	C-BC	65	\$96,000	\$481,500	\$218,221	2.206
09-09-15-102-008	5 WESTBURY CT	0036	401	03/11/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$229,900	43.79	\$459,816	2,056	C-BC	61	\$96,000	\$429,000	\$191,482	2.240

\$8,250,000

\$8,250,000    \$4,452,800

\$6,426,000    \$3,794,604

1.693

**NBHD 0036**  
**1.7000**

AVERAGE ECF:

1.712

STD DEVIATION:

0.292

PREVIOUS YEAR ECF:

1.794

APPROX NBHD % CHANGE:

-6%

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-15-407-001	2648 PRAIRIE ST	0037	401	05/20/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$178,400	59.47	\$356,841	1,308	RANCH, C-BC	54	\$108,105	\$191,895	\$131,398	1.460
09-09-14-300-006	2212 PRAIRIE ST	0037	401	06/28/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$184,900	55.86	\$369,714	1,298	RANCH, C-BC	54	\$104,700	\$226,300	\$139,997	1.616
09-09-15-405-016	2948 SHEFFIELD CT	0037	401	08/31/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$274,300	55.41	\$548,603	2,947	2 STORY, C-BC	53	\$105,287	\$389,713	\$234,187	1.664
09-09-15-401-027	2260 NIXON RD	0037	401	04/15/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$202,400	53.26	\$404,789	1,845	RANCH, C-BC	53	\$106,636	\$273,364	\$152,899	1.788
09-09-15-406-010	2563 PRAIRIE ST	0037	401	09/27/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$178,800	51.09	\$357,541	1,308	RANCH, C-BC	56	\$110,406	\$239,594	\$130,552	1.835
09-09-15-408-041	2316 NIXON RD	0037	401	09/17/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$190,100	48.74	\$380,108	2,024	SPLIT LVL, C-BC	53	\$103,727	\$286,273	\$141,734	2.020
09-09-15-408-024	2456 NIXON RD	0037	401	10/20/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$167,500	46.53	\$335,065	1,308	RANCH, C-BC	52	\$99,920	\$260,080	\$124,218	2.094
09-09-15-403-023	2259 PRAIRIE ST	0037	401	08/11/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$161,500	47.50	\$322,947	1,631	SPLIT LVL, C-BC	54	\$103,211	\$236,789	\$112,685	2.101
09-09-15-405-023	2927 SHEFFIELD CT	0037	401	12/06/21	\$437,600	WD	03-ARM'S LENGTH	\$437,600	\$200,800	45.89	\$401,642	2,049	2 STORY, C-BC	55	\$102,150	\$335,450	\$158,210	2.120
09-09-14-300-005	2224 PRAIRIE ST	0037	401	06/10/22	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$234,200	45.70	\$468,306	2,257	SPLIT LVL, C-BC	56	\$106,158	\$406,342	\$191,309	2.124
09-09-15-404-004	2336 PRAIRIE ST	0037	401	09/01/21	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$189,700	46.84	\$379,449	1,956	SPLIT LVL, C-BC	55	\$105,763	\$299,237	\$140,352	2.132
09-09-15-406-006	2603 PRAIRIE ST	0037	401	06/13/22	\$450,400	WD	03-ARM'S LENGTH	\$450,400	\$205,500	45.63	\$410,932	1,646	RANCH, C-BC	54	\$106,195	\$344,205	\$160,981	2.138
09-09-15-406-022	2913 RENFREW ST	0037	401	09/15/21	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$209,300	46.52	\$418,554	2,076	2 STORY, C-BC	55	\$110,967	\$338,933	\$157,737	2.149
09-09-15-404-005	2324 PRAIRIE ST	0037	401	06/13/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$193,500	45.53	\$386,962	1,513	RANCH, C-BC	53	\$105,588	\$319,412	\$148,639	2.149
09-09-15-405-010	2925 AURORA ST	0037	401	12/30/21	\$337,250	PTA	03-ARM'S LENGTH	\$337,250	\$154,200	45.72	\$308,498	1,004	RANCH, C-BC	54	\$99,920	\$237,330	\$110,184	2.154
09-09-15-402-018	2817 BRIARCLIFF ST	0037	401	02/21/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$166,700	45.67	\$333,374	1,308	RANCH, C-BC	56	\$107,923	\$257,077	\$119,097	2.159
09-09-15-405-042	2892 RENFREW ST	0037	401	10/08/21	\$427,000	WD	03-ARM'S LENGTH	\$427,000	\$194,600	45.57	\$389,266	2,024	SPLIT LVL, C-BC	55	\$104,000	\$323,000	\$146,290	2.208
09-09-15-408-042	2308 NIXON RD	0037	401	08/30/21	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$174,500	45.56	\$349,094	1,308	RANCH, C-BC	53	\$103,727	\$279,273	\$125,829	2.219
09-09-15-401-011	2856 BRIARCLIFF ST	0037	401	08/04/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$190,700	41.46	\$381,325	1,956	SPLIT LVL, C-BC	53	\$103,391	\$356,609	\$146,822	2.429
09-09-15-402-015	2740 AURORA ST	0037	401	07/13/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$157,800	40.46	\$315,629	984	RANCH, C-BC	53	\$105,281	\$284,719	\$111,119	2.562
09-09-15-405-028	2359 PRAIRIE ST	0037	401	10/29/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$200,700	38.23	\$401,396	1,995	2 STORY, C-BC	55	\$103,197	\$421,803	\$157,527	2.678

\$8,513,650

\$8,513,650

\$4,010,100

\$6,307,398

\$3,041,766

2.074

AVERAGE ECF:

2.086

STD DEVIATION:

0.291

PREVIOUS YEAR ECF:

1.800

APPROX NBHD % CHANGE:

15%

**NBHD 0037  
2.0000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-10-400-013	2776 BARCLAY WAY	0038	401	12/14/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$146,400	48.64	\$292,874	1,623	2 STORY, C-BC	79	\$63,000	\$238,000	\$208,976	1.139
09-09-16-200-178	2719 BRISTOL RIDGE DR	0038	401	03/02/23	\$446,892	WD	03-ARM'S LENGTH	\$446,892	\$215,300	48.18	\$430,692	1,869	2 STORY, C-BC	99	\$85,500	\$361,392	\$313,811	1.152
09-09-16-202-010	2820 DILLON DR	0038	401	11/29/21	\$534,365	WD	03-ARM'S LENGTH	\$534,365	\$266,800	49.93	\$533,561	2,770	2 STORY, C-BC	99	\$110,000	\$424,365	\$368,314	1.152
09-09-14-209-034	3023 CEDARBROOK RD	0038	401	11/05/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$236,000	49.68	\$472,055	2,436	2 STORY, C-BC	71	\$122,158	\$352,842	\$304,258	1.160
09-09-10-400-294	3084 BARCLAY WAY	0038	401	08/15/22	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$180,200	56.67	\$360,492	1,623	2 STORY, C-BC	82	\$63,000	\$255,000	\$215,574	1.183
09-09-16-200-176	2715 BRISTOL RIDGE DR	0038	401	03/03/23	\$457,130	WD	03-ARM'S LENGTH	\$457,130	\$215,300	47.10	\$430,692	1,869	2 STORY, C-BC	99	\$85,500	\$371,630	\$313,811	1.184
09-09-10-400-031	2840 BARCLAY WAY	0038	401	11/10/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$171,400	58.50	\$342,764	1,623	2 STORY, C-BC	79	\$63,000	\$230,000	\$194,146	1.185
09-09-16-200-066	2767 SOUTH KNIGHTSBRIDGE CIR	0038	401	10/28/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$119,800	53.24	\$239,651	1,094	RANCH, C-BC	94	\$70,200	\$154,800	\$130,347	1.188
09-09-16-200-177	2717 BRISTOL RIDGE DR	0038	401	03/08/23	\$459,347	WD	03-ARM'S LENGTH	\$459,347	\$215,300	46.87	\$430,692	1,869	2 STORY, C-BC	99	\$85,500	\$373,847	\$313,811	1.191
09-09-10-400-168	2745 BARCLAY WAY	0038	401	01/26/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$140,200	46.73	\$280,410	1,623	2 STORY, C-BC	79	\$63,000	\$237,000	\$197,645	1.199
09-09-16-200-175	2713 BRISTOL RIDGE DR	0038	401	03/03/23	\$462,581	WD	03-ARM'S LENGTH	\$462,581	\$215,300	46.54	\$430,692	1,869	2 STORY, C-BC	99	\$85,500	\$377,081	\$313,811	1.202
09-09-10-400-245	3013 BARCLAY WAY	0038	401	08/05/22	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$173,100	55.86	\$346,111	1,623	2 STORY, C-BC	82	\$63,000	\$246,900	\$205,153	1.203
09-09-16-200-179	2721 BRISTOL RIDGE DR	0038	401	03/08/23	\$464,099	WD	03-ARM'S LENGTH	\$464,099	\$215,300	46.39	\$430,692	1,869	2 STORY, C-BC	99	\$85,500	\$378,599	\$313,811	1.206
09-09-10-400-072	2770 BARCLAY WAY	0038	401	01/31/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$114,300	46.65	\$228,652	1,148	RANCH, C-BC	79	\$63,000	\$182,000	\$150,593	1.209
09-09-16-200-180	2723 BRISTOL RIDGE DR	0038	401	03/31/23	\$465,302	WD	03-ARM'S LENGTH	\$465,302	\$215,300	46.27	\$430,692	1,869	2 STORY, C-BC	99	\$85,500	\$379,802	\$313,811	1.210
09-09-16-200-169	2984 HUNLEY DR	0038	401	07/09/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$172,500	57.50	\$344,908	1,637	RANCH, C-BC	85	\$70,200	\$229,800	\$189,454	1.213
09-09-10-400-193	2942 BARCLAY WAY	0038	401	09/28/22	\$309,500	WD	03-ARM'S LENGTH	\$309,500	\$171,300	55.35	\$342,657	1,623	2 STORY, C-BC	81	\$63,000	\$246,500	\$202,650	1.216
09-09-10-400-162	2735 BARCLAY WAY	0038	401	11/08/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$171,400	57.13	\$342,764	1,623	2 STORY, C-BC	79	\$63,000	\$237,000	\$194,146	1.221
09-09-10-400-011	2748 BARCLAY WAY	0038	401	08/12/22	\$330,500	WD	03-ARM'S LENGTH	\$330,500	\$181,100	54.80	\$362,151	1,623	2 STORY, C-BC	79	\$63,000	\$267,500	\$216,776	1.234
09-09-10-400-003	2732 BARCLAY WAY	0038	401	04/21/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$161,400	56.63	\$322,839	1,623	2 STORY, C-BC	80	\$63,000	\$222,000	\$179,199	1.239
09-09-16-200-181	2725 BRISTOL RIDGE DR	0038	401	03/10/23	\$490,596	WD	03-ARM'S LENGTH	\$490,596	\$222,500	45.35	\$444,914	1,872	2 STORY, C-BC	99	\$85,500	\$405,096	\$326,740	1.240
09-09-15-102-152	2736 WINTER GARDEN CT	0038	401	10/26/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$236,900	56.40	\$473,754	2,313	C-BC	74	\$85,500	\$334,500	\$269,434	1.241
09-09-16-202-002	2802 DILLON DR	0038	401	10/20/22	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$232,100	46.61	\$464,115	1,684	RANCH, C-BC	98	\$110,000	\$388,000	\$307,926	1.260
09-09-16-201-062	2835 DILLON DR	0038	401	01/21/22	\$582,585	WD	03-ARM'S LENGTH	\$582,585	\$269,400	46.24	\$538,720	2,733	2 STORY, C-BC	99	\$110,000	\$472,585	\$372,800	1.268
09-09-15-102-162	2725 WINTER GARDEN CT	0038	401	02/10/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$172,200	44.73	\$344,451	2,235	C-BC	74	\$85,500	\$299,500	\$235,410	1.272
09-09-16-201-018	2979 HAVRE ST	0038	401	06/27/22	\$589,990	WD	03-ARM'S LENGTH	\$589,990	\$267,100	45.27	\$534,133	2,680	RANCH, C-BC	95	\$110,000	\$479,990	\$368,811	1.301
09-09-16-200-016	2650 SOUTH KNIGHTSBRIDGE CIR	0038	401	05/13/22	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$121,600	51.53	\$243,171	1,182	RANCH, C-BC	82	\$70,200	\$165,800	\$125,341	1.323
09-09-10-400-007	2740 BARCLAY WAY	0038	401	08/31/21	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$168,000	53.67	\$335,910	1,623	2 STORY, C-BC	80	\$63,000	\$250,000	\$188,214	1.328
09-09-16-201-061	2837 DILLON DR	0038	401	12/29/21	\$620,940	WD	03-ARM'S LENGTH	\$620,940	\$276,100	44.46	\$552,238	2,764	2 STORY, C-BC	99	\$110,000	\$510,940	\$384,555	1.329
09-09-16-201-034	2891 DILLON DR	0038	401	09/30/22	\$617,000	WD	03-ARM'S LENGTH	\$617,000	\$273,700	44.36	\$547,416	2,634	2 STORY, C-BC	96	\$110,000	\$507,000	\$380,362	1.333
09-09-10-400-107	2813 BARCLAY WAY	0038	401	09/14/21	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$178,800	53.53	\$357,570	2,008	2 STORY, C-BC	81	\$63,000	\$271,000	\$203,152	1.334
09-09-16-200-168	2982 HUNLEY DR	0038	401	12/15/21	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$189,600	51.38	\$379,164	1,401	RANCH, C-BC	85	\$70,200	\$298,800	\$223,887	1.335
09-09-16-201-013	2996 MONTANA WAY	0038	401	06/17/21	\$446,000	WD	03-ARM'S LENGTH	\$446,000	\$238,500	53.48	\$477,022	1,681	RANCH, C-BC	97	\$85,000	\$361,000	\$270,360	1.335
09-09-10-400-224	3042 BARCLAY WAY	0038	401	10/28/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$207,400	53.18	\$414,701	2,008	2 STORY, C-BC	81	\$63,000	\$327,000	\$244,067	1.340
09-09-10-400-120	2865 BARCLAY WAY	0038	401	08/23/21	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$171,500	52.45	\$343,046	1,623	2 STORY, C-BC	81	\$63,000	\$264,000	\$193,135	1.367
09-09-15-102-158	2735 WINTER GARDEN CT	0038	401	05/04/22	\$379,900	OTH	03-ARM'S LENGTH	\$379,900	\$191,200	50.33	\$382,302	2,235	C-BC	75	\$85,500	\$294,400	\$215,074	1.369
09-09-16-200-071	2795 SOUTH KNIGHTSBRIDGE CIR	0038	401	06/28/21	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$118,500	51.97	\$237,086	1,094	RANCH, C-BC	83	\$70,200	\$157,800	\$115,094	1.371
09-09-16-202-001	2800 DILLON DR	0038	401	02/04/22	\$489,990	WD	03-ARM'S LENGTH	\$489,990	\$214,100	43.69	\$428,223	1,621	RANCH, C-BC	99	\$110,000	\$379,990	\$276,716	1.373
09-09-10-400-035	2848 BARCLAY WAY	0038	401	03/30/22	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$166,400	50.12	\$332,704	1,623	2 STORY, C-BC	79	\$63,000	\$269,000	\$195,438	1.376
09-09-10-400-276	3073 BARCLAY WAY	0038	401	08/31/21	\$366,500	WD	03-ARM'S LENGTH	\$366,500	\$191,100	52.14	\$382,177	2,008	2 STORY, C-BC	84	\$63,000	\$303,500	\$220,122	1.379
09-09-16-200-087	2774 SOUTH KNIGHTSBRIDGE CIR	0038	401	09/28/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$122,100	51.74	\$244,235	1,094	RANCH, C-BC	83	\$70,200	\$165,800	\$120,024	1.381
09-09-16-200-078	2754 SOUTH KNIGHTSBRIDGE CIR	0038	401	04/30/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$117,400	51.72	\$234,714	1,094	RANCH, C-BC	83	\$70,200	\$156,800	\$113,458	1.382
09-09-10-400-279	3079 BARCLAY WAY	0038	401	06/29/22	\$408,660	WD	03-ARM'S LENGTH	\$408,660	\$204,100	49.94	\$408,132	2,008	2 STORY, C-BC	83	\$63,000	\$345,660	\$250,096	1.382
09-09-16-200-064	2789 SOUTH KNIGHTSBRIDGE CIR	0038	401	05/26/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$127,100	51.67	\$254,163	1,182	RANCH, C-BC	83	\$70,200	\$175,800	\$126,871	1.386
09-09-10-400-175	2904 BARCLAY WAY	0038	401	04/08/21	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$166,300	51.81	\$332,583	1,623	2 STORY, C-BC	83	\$63,000	\$258,000	\$185,919	1.388

\$17,135,777

\$17,135,777

\$8,541,400

\$13,608,019

\$10,753,102

1.265

**NBHD 0038**  
**1.2000**

AVERAGE ECF: 1.273

STD DEVIATION: 0.081

PREVIOUS YEAR ECF: 1.100

APPROX NBHD % CHANGE: 15%

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-14-302-001	2362 GEORGETOWN BLV	0039	401	07/27/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$182,700	63.00	\$365,491	1,578	SPLIT LVL, C-BC	55	\$113,750	\$176,250	\$136,076	1.295
09-09-14-302-050	3127 PLYMOUTH RD	0039	401	08/20/21	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$179,500	61.26	\$358,976	1,350	RANCH, C-BC	56	\$111,368	\$181,632	\$133,842	1.357
09-09-14-302-041	2014 GEORGETOWN BLV	0039	401	05/10/21	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$189,300	49.49	\$378,545	1,684	2 STORY, C-BC	56	\$113,915	\$268,585	\$143,043	1.878
09-09-14-302-038	2056 YORKTOWN DR	0039	401	12/21/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$205,800	47.86	\$411,510	1,929	1 1/2 ST, C-BC	56	\$102,177	\$327,823	\$167,207	1.961
09-09-14-300-023	2083 GEORGETOWN BLV	0039	401	10/06/21	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$203,000	47.65	\$405,945	1,929	1 1/2 ST, C-BC	56	\$115,378	\$310,622	\$157,063	1.978
09-09-14-208-039	3147 LEXINGTON DR	0039	401	09/09/22	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$185,900	45.12	\$371,790	1,648	2 STORY, C-BC	55	\$103,814	\$308,186	\$144,852	2.128
09-09-14-204-028	3055 BLUETT DR	0039	401	09/28/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$234,100	44.59	\$468,183	2,397	2 STORY, C-BC	56	\$114,476	\$410,524	\$191,193	2.147
09-09-14-207-010	2736 GEORGETOWN BLV	0039	401	08/16/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$204,300	42.56	\$408,559	1,944	2 STORY, C-BC	56	\$106,053	\$373,947	\$163,517	2.287
09-09-14-208-002	3105 LEXINGTON DR	0039	401	11/23/21	\$477,000	PTA	03-ARM'S LENGTH	\$477,000	\$202,400	42.43	\$404,875	1,954	2 STORY, C-BC	56	\$108,871	\$368,129	\$160,002	2.301
09-09-14-208-019	3150 RUMSEY DR	0039	401	11/08/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$243,100	46.75	\$486,260	1,954	2 STORY, C-BC	55	\$102,254	\$417,746	\$180,794	2.311
09-09-14-205-020	2537 GEORGETOWN BLV	0039	401	08/09/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$212,900	41.75	\$425,848	1,944	2 STORY, C-BC	56	\$99,149	\$410,851	\$176,594	2.327
09-09-14-203-020	3092 LEXINGTON DR	0039	401	11/05/21	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$214,500	41.25	\$428,977	1,954	2 STORY, C-BC	58	\$121,788	\$398,212	\$166,048	2.398
09-09-14-302-021	2182 YORKTOWN DR	0039	401	10/30/21	\$576,000	WD	03-ARM'S LENGTH	\$576,000	\$230,800	40.07	\$461,659	2,605	SPLIT LVL, C-BC	60	\$100,280	\$475,720	\$195,340	2.435
09-09-14-205-001	2408 ANTIETAM DR	0039	401	11/12/21	\$512,000	WD	03-ARM'S LENGTH	\$512,000	\$204,200	39.88	\$413,236	1,954	2 STORY, C-BC	56	\$109,779	\$402,221	\$164,031	2.452

**NBHD 0039  
2.1000**

AVERAGE ECF:	\$4,830,448	\$2,279,602	2.119
STD DEVIATION:			2.090
PREVIOUS YEAR ECF:			0.370
APPROX NBHD % CHANGE:		1.850	
		15%	



## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-14-100-377	3434 BURBANK DR	0041	401	09/23/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$137,000	57.08	\$273,926	1,280	C-BC	68	\$58,000	\$182,000	\$116,717	1.559
09-09-14-100-350	3370 BURBANK DR	0041	401	08/12/21	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$112,600	54.93	\$225,242	1,280	C-BC	62	\$58,000	\$147,000	\$92,912	1.582
09-09-14-100-404	3496 BURBANK DR	0041	401	10/28/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$149,400	57.46	\$298,893	1,280	C-BC	68	\$58,000	\$202,000	\$123,156	1.640
09-09-14-100-057	3457 BURBANK DR	0041	401	11/10/21	\$229,375	WD	03-ARM'S LENGTH	\$229,375	\$120,200	52.40	\$240,310	1,401	C-BC	58	\$58,000	\$171,375	\$98,546	1.739
09-09-14-100-419	3534 BURBANK DR	0041	401	10/04/21	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$124,600	52.35	\$249,290	1,280	C-BC	69	\$58,000	\$180,000	\$103,400	1.741
09-09-14-100-393	3472 BURBANK DR	0041	401	10/18/22	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$140,700	54.75	\$281,409	1,280	C-BC	68	\$58,000	\$199,000	\$113,061	1.760
09-09-14-100-412	3518 BURBANK DR	0041	401	09/02/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$135,000	51.53	\$269,918	1,280	C-BC	67	\$58,000	\$204,000	\$114,550	1.781
09-09-14-100-357	3388 BURBANK DR	0041	401	01/25/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$120,500	48.20	\$240,932	1,280	C-BC	61	\$58,000	\$192,000	\$107,607	1.784
09-09-14-100-339	3344 BURBANK DR	0041	401	06/11/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$108,000	50.23	\$216,089	1,280	C-BC	62	\$58,000	\$157,000	\$87,827	1.788
09-09-14-100-026	3385 BURBANK DR	0041	401	08/20/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$92,800	50.16	\$185,622	1,020	C-BC	58	\$58,000	\$127,000	\$70,901	1.791
09-09-14-100-413	3520 BURBANK DR	0041	401	08/11/22	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$135,000	50.19	\$269,918	1,280	C-BC	67	\$58,000	\$211,000	\$114,550	1.842
09-09-14-100-435	3574 BURBANK DR	0041	401	04/02/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$122,300	48.92	\$244,678	1,280	C-BC	69	\$58,000	\$192,000	\$103,710	1.851
09-09-14-100-222	3244 BOLGOS CIR	0041	401	06/30/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$128,400	49.38	\$256,892	1,401	C-BC	57	\$58,000	\$202,000	\$107,509	1.879
09-09-14-100-206	3314 BURBANK DR	0041	401	02/05/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$86,700	49.26	\$173,405	846	C-BC	58	\$58,000	\$118,000	\$62,381	1.892
09-09-14-100-251	3210 BOLGOS CIR	0041	401	07/11/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$117,700	49.04	\$235,472	1,210	C-BC	57	\$58,000	\$182,000	\$95,931	1.897
09-09-14-100-014	3351 BURBANK DR	0041	401	11/18/22	\$225,500	WD	03-ARM'S LENGTH	\$225,500	\$115,100	51.04	\$230,137	1,210	C-BC	57	\$58,000	\$167,500	\$87,114	1.923
09-09-14-100-387	3458 BURBANK DR	0041	401	06/18/21	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$122,100	47.51	\$244,120	1,280	C-BC	69	\$58,000	\$199,000	\$103,400	1.925
09-09-14-100-220	3262 BOLGOS CIR	0041	401	09/29/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$94,200	48.31	\$188,312	872	C-BC	57	\$58,000	\$137,000	\$70,439	1.945
09-09-14-100-093	3543 BURBANK DR	0041	401	11/10/21	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$121,800	47.58	\$243,666	1,401	C-BC	58	\$58,000	\$198,000	\$100,360	1.973
09-09-14-100-113	3565 BURBANK DR	0041	401	07/06/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$128,000	47.41	\$256,063	1,430	C-BC	57	\$58,000	\$212,000	\$107,061	1.980
09-09-14-100-433	3570 BURBANK DR	0041	401	03/17/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$123,700	44.18	\$247,377	1,280	C-BC	67	\$58,000	\$222,000	\$111,398	1.993
09-09-14-100-099	3531 BURBANK DR	0041	401	09/02/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$127,800	46.99	\$255,500	1,401	C-BC	57	\$58,000	\$214,000	\$106,757	2.005
09-09-14-100-069	3477 BURBANK DR	0041	401	04/08/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,000	45.91	\$201,932	1,140	C-BC	58	\$58,000	\$162,000	\$79,962	2.026
09-09-14-100-176	3269 BOLGOS CIR	0041	401	04/13/22	\$240,900	WD	03-ARM'S LENGTH	\$240,900	\$111,500	46.28	\$222,970	1,188	C-BC	57	\$58,000	\$182,900	\$89,173	2.051
09-09-14-100-331	3076 BOLGOS CIR	0041	401	04/03/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$117,400	46.04	\$234,751	1,280	C-BC	62	\$58,000	\$197,000	\$95,541	2.062
09-09-14-100-012	3355 BURBANK DR	0041	401	10/21/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,300	45.96	\$220,585	1,210	C-BC	58	\$58,000	\$182,000	\$87,884	2.071
09-09-14-100-086	3527 BURBANK DR	0041	401	08/29/22	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$125,600	45.34	\$251,223	1,401	C-BC	57	\$58,000	\$219,000	\$104,445	2.097
09-09-14-100-238	3224 BOLGOS CIR	0041	401	10/14/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$102,500	44.57	\$205,082	1,188	C-BC	58	\$58,000	\$172,000	\$81,712	2.105
09-09-14-100-204	3320 BURBANK DR	0041	401	03/10/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$118,300	42.25	\$236,631	1,401	C-BC	57	\$58,000	\$222,000	\$105,077	2.113
09-09-14-100-301	3327 BURBANK DR	0041	401	07/27/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,500	45.00	\$225,001	1,210	C-BC	57	\$58,000	\$192,000	\$90,271	2.127
09-09-14-100-067	3473 BURBANK DR	0041	401	09/28/21	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$112,100	43.98	\$224,127	1,401	C-BC	58	\$58,000	\$196,900	\$92,293	2.133
09-09-14-100-338	3342 BURBANK DR	0041	401	06/21/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$122,800	44.65	\$245,627	1,280	C-BC	61	\$58,000	\$217,000	\$101,420	2.140
09-09-14-100-064	3443 BURBANK DR	0041	401	08/24/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$132,800	46.60	\$265,632	1,401	C-BC	57	\$58,000	\$227,000	\$105,077	2.160
09-09-14-100-083	3505 BURBANK DR	0041	401	02/23/22	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$117,800	44.04	\$235,635	1,430	C-BC	58	\$58,000	\$209,500	\$96,019	2.182
09-09-14-100-090	3519 BURBANK DR	0041	401	03/13/23	\$273,500	WD	03-ARM'S LENGTH	\$273,500	\$110,400	40.37	\$220,891	1,210	C-BC	57	\$58,000	\$215,500	\$95,818	2.249

AVERAGE ECF: 1.937  
 STD DEVIATION: 0.176  
 PREVIOUS YEAR ECF: 1.700  
 APPROX NBHD % CHANGE: 14%

**NBHD 0041  
1.900**

\$6,610,675    \$3,423,980



## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-23-104-013	3677 FREDERICK DR	0042	401	09/17/21	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$212,100	50.50	\$424,224	1,921	2 STORY, C-BC	56	\$113,807	\$306,193	\$167,793	1.825
09-09-23-104-006	3732 MIDDLETON DR	0042	401	03/06/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$247,600	54.42	\$495,195	1,653	RANCH, C-BC	55	\$128,152	\$326,848	\$176,209	1.855
09-09-23-102-012	3666 FREDERICK DR	0042	401	06/07/22	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$246,500	50.41	\$493,078	2,036	2 STORY, C-BC	55	\$114,542	\$374,458	\$197,154	1.899
09-09-23-103-001	3534 FREDERICK DR	0042	401	08/26/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$184,300	44.95	\$368,524	1,627	SPLIT LVL, C-BC	53	\$123,691	\$286,309	\$132,342	2.163
09-09-23-102-036	3659 MIDDLETON DR	0042	401	07/29/21	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$223,200	40.58	\$446,362	1,863	1 1/2 ST, C-BC	59	\$113,279	\$436,721	\$180,045	2.426
09-09-23-102-024	3677 MIDDLETON DR	0042	401	02/23/23	\$569,000	WD	03-ARM'S LENGTH	\$569,000	\$248,700	43.71	\$497,329	2,036	2 STORY, C-BC	55	\$117,629	\$451,371	\$182,285	2.476

	\$2,181,900	\$1,035,828	2.106
AVERAGE ECF:			2.107
STD DEVIATION:			0.292
PREVIOUS YEAR ECF:		2.083	
APPROX NBHD % CHANGE:		1%	

**NBHD 0042**  
**2.1000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-23-401-043	3641 CHATHAM WAY	0043	401	08/17/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$242,500	55.11	\$484,941	2,414	SPLIT LVL, C-BC	56	\$126,090	\$313,910	\$184,026	1.706
09-09-23-407-003	3645 CHARTER PL	0043	401	06/28/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$273,000	49.64	\$546,051	2,144	2 STORY, C-BC	60	\$129,972	\$420,028	\$209,085	2.009
09-09-23-402-012	1405 BARDSTOWN TRL	0043	401	04/28/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$233,100	47.57	\$466,127	2,149	2 STORY, C-BC	58	\$124,427	\$365,573	\$175,231	2.086
09-09-23-405-005	3560 LARCHMONT DR	0043	401	06/18/21	\$576,225	WD	03-ARM'S LENGTH	\$576,225	\$267,700	46.46	\$535,386	2,568	2 STORY, C-BC	59	\$124,061	\$452,164	\$210,936	2.144
09-09-23-401-008	3515 LARCHMONT DR	0043	401	09/03/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$245,500	46.32	\$490,974	1,807	RANCH, C-BC	53	\$131,741	\$398,259	\$184,222	2.162
09-09-23-401-017	1453 MACGREGOR LA	0043	401	10/29/21	\$514,000	PTA	03-ARM'S LENGTH	\$514,000	\$237,000	46.11	\$474,009	2,158	2 STORY, C-BC	55	\$129,074	\$384,926	\$173,334	2.221
09-09-23-408-002	3610 CHARTER PL	0043	401	06/16/21	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$243,300	43.84	\$486,646	2,202	2 STORY, C-BC	60	\$114,728	\$440,272	\$190,727	2.308
09-09-23-406-033	3550 CHARTER PL	0043	401	11/30/21	\$528,320	WD	03-ARM'S LENGTH	\$528,320	\$234,300	44.35	\$468,556	2,174	2 STORY, C-BC	60	\$114,728	\$413,592	\$177,803	2.326
09-09-23-402-019	1454 CRAWFORD LA	0043	401	05/06/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$291,500	43.19	\$582,981	2,670	2 STORY, C-BC	58	\$120,079	\$554,921	\$232,614	2.386
09-09-23-400-027	1230 BARDSTOWN TRL	0043	401	11/18/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$291,600	47.03	\$583,256	2,101	2 STORY, C-BC	62	\$115,624	\$504,376	\$211,216	2.388
09-09-23-408-011	3650 WINDEMERE DR	0043	401	11/03/21	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$240,200	43.28	\$480,442	1,984	2 STORY, C-BC	60	\$124,457	\$430,543	\$178,887	2.407
09-09-23-402-013	1425 BARDSTOWN TRL	0043	401	07/02/21	\$597,000	PTA	03-ARM'S LENGTH	\$597,000	\$247,000	41.37	\$493,935	2,458	1 1/2 ST, C-BC	56	\$123,741	\$473,259	\$189,843	2.493
09-09-23-406-024	3545 CHARTER PL	0043	401	06/29/22	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$289,700	40.52	\$579,397	2,751	2 STORY, C-BC	59	\$114,545	\$600,455	\$233,594	2.571
09-09-23-402-023	1435 CRAWFORD LA	0043	401	07/09/21	\$614,223	PTA	03-ARM'S LENGTH	\$614,223	\$247,400	40.28	\$494,744	2,408	1 1/2 ST, C-BC	57	\$121,818	\$492,405	\$191,244	2.575
09-09-23-406-035	3535 STURBRIDGE CT	0043	401	05/14/21	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$225,100	39.84	\$450,167	1,928	2 STORY, C-BC	59	\$122,731	\$442,269	\$167,916	2.634
09-09-23-400-023	3615 WINDEMERE DR	0043	401	08/16/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$241,600	38.66	\$483,128	2,220	2 STORY, C-BC	59	\$123,807	\$501,193	\$184,267	2.720

	\$7,188,145	\$3,094,945	2.323
AVERAGE ECF:			2.321
STD DEVIATION:			0.262
PREVIOUS YEAR ECF:		2.214	
APPROX NBHD % CHANGE:		5%	

**NBHD 0043  
2.3000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-26-204-342	763 SKYNOB	0044	401	01/18/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$123,000	61.50	\$246,058	1,260	RANCH, C-BC	59	\$60,000	\$140,000	\$90,760	1.543
09-09-26-204-101	688 PENINSULA	0044	401	11/01/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$120,700	60.96	\$241,319	1,152	2 STORY, C-BC	58	\$60,000	\$138,000	\$84,887	1.626
09-09-26-204-237	728 WATERSEDGE DR	0044	401	02/28/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$118,800	54.00	\$237,682	1,208	RANCH, C-BC	59	\$60,000	\$160,000	\$86,674	1.846
09-09-26-204-249	742 WATERSEDGE	0044	401	09/29/22	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$122,800	51.60	\$245,679	1,208	2 STORY, C-BC	58	\$60,000	\$178,000	\$90,575	1.965
09-09-26-204-201	634 WATERSEDGE	0044	401	06/10/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$131,400	51.53	\$262,852	1,260	RANCH, C-BC	58	\$60,000	\$195,000	\$98,952	1.971
09-09-26-204-353	785 SKYNOB	0044	401	06/17/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$118,100	51.35	\$236,118	1,260	RANCH, C-BC	59	\$58,000	\$172,000	\$86,887	1.980
09-09-26-204-015	3039 LAKEHAVEN CT	0044	401	03/17/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$115,100	51.16	\$230,257	1,208	RANCH, C-BC	59	\$60,000	\$165,000	\$83,052	1.987
09-09-26-204-275	772 WATERSEDGE	0044	401	10/05/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$122,800	51.17	\$245,679	1,208	RANCH, C-BC	58	\$60,000	\$180,000	\$90,575	1.987
09-09-26-204-251	744 WATERSEDGE	0044	401	03/11/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$118,800	50.55	\$237,682	1,208	RANCH, C-BC	59	\$60,000	\$175,000	\$86,674	2.019
09-09-26-204-204	640 WATERSEDGE	0044	401	07/02/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$118,100	50.04	\$236,118	1,260	RANCH, C-BC	59	\$58,000	\$178,000	\$86,887	2.049
09-09-26-204-270	767 WATERSEDGE	0044	401	08/24/22	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$142,400	49.79	\$284,817	1,516	RANCH, C-BC	58	\$60,000	\$226,000	\$109,667	2.061
09-09-26-204-146	762 PENINSULA	0044	401	09/22/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$108,800	49.45	\$217,605	1,152	2 STORY, C-BC	59	\$58,000	\$162,000	\$77,856	2.081
09-09-26-204-162	784 PENINSULA	0044	401	11/08/22	\$246,600	WD	03-ARM'S LENGTH	\$246,600	\$124,900	50.65	\$249,754	1,152	2 STORY, C-BC	58	\$60,000	\$186,600	\$88,836	2.100
09-09-26-204-221	679 WATERSEDGE	0044	401	09/22/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$131,400	48.67	\$262,852	1,260	RANCH, C-BC	58	\$60,000	\$210,000	\$98,952	2.122
09-09-26-204-082	650 PENINSULA	0044	401	03/18/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$128,500	48.49	\$257,028	1,516	RANCH, C-BC	59	\$60,000	\$205,000	\$96,111	2.133
09-09-26-204-024	3053 LAKEHAVEN CT	0044	401	09/29/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$122,800	48.16	\$245,679	1,208	RANCH, C-BC	58	\$60,000	\$195,000	\$90,575	2.153
09-09-26-204-319	717 SKYNOB	0044	401	03/10/23	\$266,001	WD	03-ARM'S LENGTH	\$266,001	\$120,000	45.11	\$239,983	1,260	RANCH, C-BC	58	\$60,000	\$206,001	\$94,728	2.175
09-09-26-204-167	798 PENINSULA	0044	401	09/16/21	\$229,400	WD	03-ARM'S LENGTH	\$229,400	\$108,800	47.43	\$217,605	1,152	2 STORY, C-BC	59	\$58,000	\$171,400	\$77,856	2.201
09-09-26-204-289	789 WATERSEDGE	0044	401	11/11/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$132,100	47.18	\$264,177	1,516	RANCH, C-BC	59	\$58,000	\$222,000	\$100,574	2.207
09-09-26-204-044	3143 LAKEHAVEN DR	0044	401	09/29/21	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$108,800	47.10	\$217,605	1,152	2 STORY, C-BC	59	\$58,000	\$173,000	\$77,856	2.222
09-09-26-204-012	3033 LAKEHAVEN CT	0044	401	02/11/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$133,100	46.70	\$266,177	1,516	RANCH, C-BC	59	\$60,000	\$225,000	\$100,574	2.237
09-09-26-204-141	757 PENINSULA	0044	401	01/03/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,600	44.24	\$221,285	1,152	2 STORY, C-BC	58	\$60,000	\$190,000	\$84,887	2.238
09-09-26-204-140	756 PENINSULA	0044	401	08/30/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$117,000	46.80	\$234,018	1,152	2 STORY, C-BC	58	\$60,000	\$190,000	\$84,887	2.238
09-09-26-204-286	784 WATERSEDGE	0044	401	05/09/22	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$122,800	46.52	\$245,679	1,208	RANCH, C-BC	58	\$60,000	\$204,000	\$90,575	2.252
09-09-26-204-072	630 PENINSULA	0044	401	02/09/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$129,500	43.17	\$259,093	1,516	RANCH, C-BC	58	\$60,000	\$240,000	\$104,786	2.290
09-09-26-204-007	3023 LAKEHAVEN CT	0044	401	06/30/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$127,500	45.54	\$255,028	1,516	RANCH, C-BC	59	\$58,000	\$222,000	\$96,111	2.310
09-09-26-204-282	779 WATERSEDGE	0044	401	12/03/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$127,500	45.54	\$255,028	1,516	RANCH, C-BC	59	\$58,000	\$222,000	\$96,111	2.310
09-09-26-204-240	733 WATERSEDGE	0044	401	06/25/21	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$118,100	45.42	\$236,118	1,260	RANCH, C-BC	59	\$58,000	\$202,000	\$86,887	2.325
09-09-26-204-125	737 PENINSULA	0044	401	03/07/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,500	45.40	\$227,016	1,152	2 STORY, C-BC	59	\$60,000	\$190,000	\$81,471	2.332
09-09-26-204-192	624 WATERSEDGE	0044	401	04/20/21	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$109,300	45.17	\$218,550	1,152	2 STORY, C-BC	60	\$58,000	\$184,000	\$78,317	2.349
09-09-26-204-133	745 PENINSULA	0044	401	02/28/23	\$259,500	WD	03-ARM'S LENGTH	\$259,500	\$110,600	42.62	\$221,285	1,152	2 STORY, C-BC	58	\$60,000	\$199,500	\$84,887	2.350
09-09-26-204-061	608 PENINSULA	0044	401	06/08/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$117,000	44.74	\$234,018	1,152	2 STORY, C-BC	58	\$60,000	\$201,500	\$84,887	2.374
09-09-26-204-116	727 PENINSULA	0044	401	05/11/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$122,100	44.40	\$244,267	1,516	RANCH, C-BC	59	\$58,000	\$217,000	\$90,862	2.388
09-09-26-204-360	799 SKYNOB	0044	401	08/06/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,100	44.03	\$264,177	1,516	RANCH, C-BC	59	\$58,000	\$242,000	\$100,574	2.406
09-09-26-204-225	687 WATERSEDGE	0044	401	05/11/22	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$127,100	44.13	\$254,192	1,260	RANCH, C-BC	58	\$60,000	\$228,000	\$94,728	2.407
09-09-26-204-096	678 PENINSULA	0044	401	04/16/21	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$107,900	44.22	\$215,873	1,152	2 STORY, C-BC	59	\$58,000	\$186,000	\$77,011	2.415
09-09-26-204-043	3141 LAKEHAVEN DR	0044	401	03/31/23	\$281,000	PTA	03-ARM'S LENGTH	\$281,000	\$115,800	41.21	\$231,699	1,152	2 STORY, C-BC	59	\$60,000	\$221,000	\$90,368	2.446
09-09-26-204-132	744 PENINSULA	0044	401	06/18/21	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$112,500	43.60	\$225,016	1,152	2 STORY, C-BC	59	\$58,000	\$200,000	\$81,471	2.455
09-09-26-204-330	739 SKYNOB	0044	401	06/10/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$142,400	43.15	\$284,817	1,516	RANCH, C-BC	58	\$60,000	\$270,000	\$109,667	2.462
09-09-26-204-089	664 PENINSULA	0044	401	08/06/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$108,800	43.52	\$217,605	1,152	2 STORY, C-BC	59	\$58,000	\$192,000	\$77,856	2.466
09-09-26-204-104	704 PENINSULA	0044	401	01/06/22	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$109,800	43.49	\$219,605	1,152	2 STORY, C-BC	59	\$60,000	\$192,500	\$77,856	2.473
09-09-26-204-246	739 WATERSEDGE	0044	401	07/08/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$127,100	43.08	\$254,192	1,260	RANCH, C-BC	58	\$60,000	\$235,000	\$94,728	2.481

	\$8,291,501	\$3,768,437	2.200
AVERAGE ECF:			2.201
STD DEVIATION:			0.220
PREVIOUS YEAR ECF:		1.900	
APPROX NBHD % CHANGE:		16%	

**NBHD 0044  
2.2000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-23-400-047	3830 WYNNSTONE DR	0045	401	11/30/22	\$538,000	WD	03-ARM'S LENGTH	\$538,000	\$313,900	58.35	\$627,767	2,424	2 STORY, C-BC	68	\$129,460	\$408,540	\$272,597	1.499
09-09-23-409-022	1000 FAIRMOUNT DR	0045	401	02/07/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$254,000	50.80	\$507,901	2,382	2 STORY, C-BC	68	\$130,049	\$369,951	\$233,242	1.586
09-09-23-409-041	1220 FAIRMOUNT DR	0045	401	07/29/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$264,800	47.29	\$529,654	2,660	2 STORY, C-BC	68	\$146,778	\$413,222	\$247,017	1.673
09-09-23-403-023	1485 N FOLKSTONE CT	0045	401	04/27/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$253,700	46.98	\$507,357	2,700	2 STORY, C-BC	62	\$155,369	\$384,631	\$227,089	1.694
09-09-23-409-011	1030 MARKBARRY DR	0045	401	02/27/23	\$566,000	WD	03-ARM'S LENGTH	\$566,000	\$252,500	44.61	\$504,952	2,500	2 STORY, C-BC	62	\$132,482	\$433,518	\$248,313	1.746

**NBHD 0045**  
**1.6000**

	\$2,009,862	\$1,228,258	1.636
AVERAGE ECF:			1.639
STD DEVIATION:			0.098
PREVIOUS YEAR ECF:		1.500	
APPROX NBHD % CHANGE:		9%	

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-29-101-013	547 ELIZABETH ST	0046	401	02/02/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$241,100	45.49	\$482,116	1,563	1 1/2 ST, C-BC	51	\$231,832	\$298,168	\$125,142	2.383
09-09-20-402-003	423 HIGH ST	0046	401	06/25/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$239,100	49.81	\$478,252	1,624	2 STORY, C-BC	52	\$149,399	\$330,601	\$119,583	2.765

	\$628,769	\$244,725	2.569
AVERAGE ECF:			2.574
STD DEVIATION:			0.270
PREVIOUS YEAR ECF:		2.000	
APPROX NBHD % CHANGE:		28%	

**NBHD 0046  
2.5000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-28-213-044	922 CATHERINE ST	0047	401	12/17/21	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$329,800	38.35	\$659,657	1,856	2 STORY, C-BC	91	\$153,371	\$706,629	\$253,143	2.791
09-09-28-200-058	530 N STATE ST	0047	401	04/29/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$201,700	40.34	\$403,439	1,282	2 STORY, C-BC	54	\$199,633	\$300,367	\$101,903	2.948

	\$1,006,996	\$355,046	2.836				
AVERAGE ECF:			2.869				
STD DEVIATION:			0.110				
PREVIOUS YEAR ECF:		2.000					
APPROX NBHD % CHANGE:		42%					

**NBHD 0047**  
**2.8000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-23-302-045	3427 E DOBSON PL	0051	401	03/24/23	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$501,400	58.30	\$1,002,859	3,726	2 STORY, B-A	70	\$271,479	\$588,521	\$562,600	1.046
09-09-23-302-040	3317 E DOBSON PL	0051	401	04/13/21	\$778,000	WD	03-ARM'S LENGTH	\$778,000	\$432,600	55.60	\$865,170	3,217	2 STORY, B-A	71	\$267,074	\$510,926	\$412,480	1.239
09-09-26-203-026	665 GREEN RD	0051	401	04/30/21	\$999,000	WD	03-ARM'S LENGTH	\$999,000	\$504,100	50.46	\$1,008,259	3,950	2 STORY, B-A	73	\$261,464	\$737,536	\$515,031	1.432
09-09-23-302-034	1376 WOLVERHAMPTON LA	0051	401	06/04/21	\$868,650	WD	03-ARM'S LENGTH	\$868,650	\$433,300	49.88	\$866,540	3,313	2 STORY, B-A	69	\$260,668	\$607,982	\$417,843	1.455
09-09-26-203-028	625 GREEN RD	0051	401	06/01/21	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$601,900	48.15	\$1,203,770	4,955	2 STORY, B-A	74	\$244,669	\$1,005,331	\$661,449	1.520
09-09-23-302-023	3117 W DOBSON PL	0051	401	08/25/22	\$1,156,300	WD	03-ARM'S LENGTH	\$1,156,300	\$550,000	47.57	\$1,100,095	3,604	2 STORY, B-A	69	\$277,794	\$878,506	\$555,609	1.581
09-09-23-302-010	3228 W DOBSON PL	0051	401	06/07/22	\$1,012,500	WD	03-ARM'S LENGTH	\$1,012,500	\$482,200	47.62	\$964,404	3,527	2 STORY, B-A	69	\$273,121	\$739,379	\$467,083	1.583
09-09-23-300-015	1439 BURGUNDY RD	0051	401	05/18/21	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$371,300	42.92	\$742,693	3,348	2 STORY, C-BC	62	\$250,959	\$614,041	\$339,127	1.811
09-09-23-300-013	1460 BURGUNDY RD	0051	401	08/02/22	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$344,800	43.65	\$689,592	2,536	2 STORY, B-A	61	\$243,344	\$546,656	\$301,519	1.813
09-09-23-301-010	3430 VINTAGE VALLEY RD	0051	401	09/23/22	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$342,300	43.88	\$684,526	2,458	2 STORY, C-BC	58	\$261,509	\$518,491	\$285,822	1.814
09-09-23-301-011	3440 VINTAGE VALLEY RD	0051	401	07/29/21	\$1,005,000	WD	03-ARM'S LENGTH	\$1,005,000	\$425,000	42.29	\$849,950	2,878	2 STORY, B-A	64	\$258,171	\$746,829	\$399,851	1.868
09-09-23-300-014	1459 BURGUNDY RD	0051	401	05/14/21	\$799,000	WD	03-ARM'S LENGTH	\$799,000	\$317,400	39.72	\$634,722	3,192	2 STORY, C-BC	62	\$255,651	\$543,349	\$261,428	2.078
09-09-25-301-004	422 PINE BRAE DR	0049	401	02/21/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$477,300	54.55	\$954,641	3,391	2 STORY, C-BC	79	\$141,711	\$733,289	\$501,190	1.463

Sales from ECF 0051 - Similar

\$8,770,836 \$5,681,032 1.544

AVERAGE ECF: 1.593

STD DEVIATION: 0.281

Sales from ECF 0049

PREVIOUS YEAR ECF: 1.622

APPROX NBHD % CHANGE: -5%

**NBHD 0051  
1.5000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCY	E.C.F.
09-09-27-304-005	411 LENAWEЕ DR	0050	401	06/10/21	\$841,500	WD	03-ARM'S LENGTH	\$841,500	\$515,200	61.22	\$1,030,335	3,563	2 STORY, B-A	56	\$288,242	\$553,258	\$412,274	1.342
09-09-27-402-004	3051 GEDDES AV	0050	401	10/01/21	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$543,100	51.72	\$1,086,160	3,950	2 STORY, B-A	53	\$352,367	\$697,633	\$407,663	1.711
09-09-27-303-003	2205 LAFAYETTE RD	0050	401	09/22/21	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$666,500	50.30	\$1,332,984	4,609	2 STORY, B-A	54	\$399,968	\$925,032	\$533,152	1.735
09-09-27-315-015	315 ORCHARD HILLS DR	0050	401	06/16/21	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$563,500	51.23	\$1,127,068	2,362	RANCH, C-BC	83	\$306,702	\$793,298	\$455,759	1.741
09-09-27-302-002	428 CONCORD RD	0050	401	12/08/21	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$401,900	47.85	\$803,700	2,395	2 STORY, B-A	53	\$239,597	\$600,403	\$300,055	2.001
09-09-27-301-036	2 HIGHLAND LA	0050	401	07/29/21	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$244,800	46.19	\$489,590	1,102	RANCH, C-BC	53	\$236,602	\$293,398	\$140,549	2.088
09-09-27-315-007	509 ORCHARD HILLS DR	0050	401	08/15/22	\$797,000	WD	03-ARM'S LENGTH	\$797,000	\$369,600	46.37	\$739,193	2,182	2 STORY, B-A	54	\$257,193	\$539,807	\$256,383	2.105
09-09-28-400-024	14 RIDGEWAY ST	0050	401	03/04/22	\$705,000	WD	03-ARM'S LENGTH	\$705,000	\$315,600	44.77	\$631,223	1,909	1 1/2 ST, C-BC	53	\$240,743	\$464,257	\$207,702	2.235
09-09-28-401-012	3 RIDGEWAY ST	0050	401	05/27/21	\$787,500	WD	03-ARM'S LENGTH	\$787,500	\$342,700	43.52	\$685,376	2,205	1 1/2 ST, C-BC	53	\$271,837	\$515,663	\$229,744	2.245
09-09-27-315-004	431 ORCHARD HILLS DR	0050	401	04/23/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$276,700	44.27	\$553,452	1,648	RANCH, C-BC	54	\$290,031	\$334,969	\$146,345	2.289
09-09-27-301-079	350 ROCK CREEK DR	0050	401	07/01/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$375,700	42.94	\$751,326	1,888	RANCH, C-BC	67	\$289,410	\$585,590	\$245,700	2.383
09-09-28-400-026	10 RIDGEWAY ST	0050	401	12/28/22	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$376,700	40.51	\$753,307	2,331	2 STORY, C-BC	57	\$209,657	\$720,343	\$302,028	2.385
09-09-27-301-016	15 REGENT DR	0050	401	10/03/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$500,200	41.68	\$1,000,434	2,181	RANCH, B-A	55	\$272,336	\$927,664	\$387,286	2.395
09-09-27-301-058	323 ROCK CREEK CT	0050	401	02/14/22	\$1,164,300	WD	03-ARM'S LENGTH	\$1,164,300	\$475,300	40.82	\$950,630	2,630	RANCH, C-BC	65	\$261,559	\$902,741	\$366,527	2.463
09-09-27-301-075	186 RIVERVIEW CT	0050	401	06/24/21	\$1,079,000	WD	03-ARM'S LENGTH	\$1,079,000	\$413,600	38.33	\$827,162	2,602	2 STORY, B-A	73	\$297,773	\$781,227	\$294,105	2.656

	\$9,635,283	\$4,685,271	2.057
AVERAGE ECF:			2.118
STD DEVIATION:			0.354
PREVIOUS YEAR ECF:		1.800	
APPROX NBHD % CHANGE:		14%	

**NBHD 0050  
2.0000**



## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-23-302-045	3427 E DOBSON PL	0051	401	03/24/23	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$501,400	58.30	\$1,002,859	3,726	2 STORY, B-A	70	\$271,479	\$588,521	\$562,600	1.046
09-09-23-302-040	3317 E DOBSON PL	0051	401	04/13/21	\$778,000	WD	03-ARM'S LENGTH	\$778,000	\$432,600	55.60	\$865,170	3,217	2 STORY, B-A	71	\$267,074	\$510,926	\$412,480	1.239
09-09-26-203-026	665 GREEN RD	0051	401	04/30/21	\$999,000	WD	03-ARM'S LENGTH	\$999,000	\$504,100	50.46	\$1,008,259	3,950	2 STORY, B-A	73	\$261,464	\$737,536	\$515,031	1.432
09-09-23-302-034	1376 WOLVERHAMPTON LA	0051	401	06/04/21	\$868,650	WD	03-ARM'S LENGTH	\$868,650	\$433,300	49.88	\$866,540	3,313	2 STORY, B-A	69	\$260,668	\$607,982	\$417,843	1.455
09-09-26-203-028	625 GREEN RD	0051	401	06/01/21	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$601,900	48.15	\$1,203,770	4,955	2 STORY, B-A	74	\$244,669	\$1,005,331	\$661,449	1.520
09-09-23-302-023	3117 W DOBSON PL	0051	401	08/25/22	\$1,156,300	WD	03-ARM'S LENGTH	\$1,156,300	\$550,000	47.57	\$1,100,095	3,604	2 STORY, B-A	69	\$277,794	\$878,506	\$555,609	1.581
09-09-23-302-010	3228 W DOBSON PL	0051	401	06/07/22	\$1,012,500	WD	03-ARM'S LENGTH	\$1,012,500	\$482,200	47.62	\$964,404	3,527	2 STORY, B-A	69	\$273,121	\$739,379	\$467,083	1.583
09-09-23-300-015	1439 BURGUNDY RD	0051	401	05/18/21	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$371,300	42.92	\$742,693	3,348	2 STORY, C-BC	62	\$250,959	\$614,041	\$339,127	1.811
09-09-23-300-013	1460 BURGUNDY RD	0051	401	08/02/22	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$344,800	43.65	\$689,592	2,536	2 STORY, B-A	61	\$243,344	\$546,656	\$301,519	1.813
09-09-23-301-010	3430 VINTAGE VALLEY RD	0051	401	09/23/22	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$342,300	43.88	\$684,526	2,458	2 STORY, C-BC	58	\$261,509	\$518,491	\$285,822	1.814
09-09-23-301-011	3440 VINTAGE VALLEY RD	0051	401	07/29/21	\$1,005,000	WD	03-ARM'S LENGTH	\$1,005,000	\$425,000	42.29	\$849,950	2,878	2 STORY, B-A	64	\$258,171	\$746,829	\$399,851	1.868
09-09-23-300-014	1459 BURGUNDY RD	0051	401	05/14/21	\$799,000	WD	03-ARM'S LENGTH	\$799,000	\$317,400	39.72	\$634,722	3,192	2 STORY, C-BC	62	\$255,651	\$543,349	\$261,428	2.078
09-09-25-301-004	422 PINE BRAE DR	0049	401	02/21/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$477,300	54.55	\$954,641	3,391	2 STORY, C-BC	79	\$141,711	\$733,289	\$501,190	1.463

Sales from ECF 0051 - Similar

\$8,770,836    \$5,681,032    1.544

AVERAGE ECF:    1.593

STD DEVIATION:    0.281

Sales from ECF 0049

PREVIOUS YEAR ECF:    1.622

APPROX NBHD % CHANGE:    -5%

**NBHD 0051  
1.5000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-26-102-076	3805 PENBERTON CT	0052	401	01/23/23	\$845,000	WD	03-ARM'S LENGTH	\$845,000	\$486,300	57.55	\$972,695	2,256	RANCH, B-A	65	\$263,809	\$581,191	\$414,311	1.403
09-09-26-100-042	3658 WELLINGTON CROSS ST	0052	401	09/16/22	\$581,800	WD	03-ARM'S LENGTH	\$581,800	\$301,500	51.82	\$602,947	1,804	RANCH, C-BC	66	\$199,432	\$382,368	\$269,010	1.421
09-09-26-103-041	3585 FOX HUNT DR	0052	401	09/30/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$344,200	51.76	\$688,492	2,925	2 STORY, C-BC	63	\$208,654	\$456,346	\$319,892	1.427
09-09-26-104-013	3635 WALDENWOOD DR	0052	401	03/20/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$330,400	55.08	\$660,852	1,804	RANCH, C-BC	66	\$169,997	\$429,903	\$286,882	1.499
09-09-26-102-027	3871 WALDENWOOD DR	0052	401	09/10/21	\$687,700	WD	03-ARM'S LENGTH	\$687,700	\$343,200	49.91	\$686,420	3,244	RANCH, C-BC	58	\$188,939	\$498,761	\$331,654	1.504
09-09-26-100-041	3662 WELLINGTON CROSS ST	0052	401	08/31/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$283,500	49.30	\$566,923	1,892	RANCH, C-BC	67	\$195,088	\$379,912	\$247,890	1.533
09-09-26-203-047	715 GREEN RD	0052	401	09/01/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$438,200	48.69	\$876,388	2,939	2 STORY, B-A	72	\$161,524	\$738,476	\$476,576	1.550
09-09-26-102-012	3945 WALDENWOOD DR	0052	401	09/15/22	\$983,000	WD	03-ARM'S LENGTH	\$983,000	\$471,400	47.96	\$942,716	3,808	2 STORY, B-A	58	\$230,321	\$752,679	\$474,930	1.585
09-09-26-103-037	3535 FOX HUNT DR	0052	401	12/10/21	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$358,900	47.22	\$717,776	2,979	2 STORY, C-BC	66	\$195,333	\$564,667	\$348,295	1.621
09-09-26-102-018	3911 WALDENWOOD DR	0052	401	12/12/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$295,700	50.55	\$591,322	2,404	2 STORY, C-BC	58	\$198,791	\$386,209	\$229,416	1.683
09-09-26-104-007	3605 WALDENWOOD DR	0052	401	04/26/21	\$584,900	WD	03-ARM'S LENGTH	\$584,900	\$254,800	43.56	\$509,577	2,393	1 1/2 ST, C-BC	65	\$174,481	\$410,419	\$223,397	1.837
09-09-26-100-013	3980 PENBERTON DR	0052	401	07/16/21	\$876,225	PTA	03-ARM'S LENGTH	\$876,225	\$373,800	42.66	\$747,590	3,895	SPLIT LVL, B-A	62	\$211,884	\$664,341	\$357,137	1.860
09-09-26-103-034	3625 FOX HUNT DR	0052	401	06/03/21	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$356,500	42.44	\$712,952	2,988	2 STORY, C-BC	68	\$233,577	\$606,423	\$319,583	1.898
09-09-26-104-016	3651 WALDENWOOD DR	0052	401	10/31/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$313,400	46.09	\$626,833	2,387	2 STORY, C-BC	66	\$180,565	\$499,435	\$260,823	1.915
09-09-26-203-049	735 GREEN RD	0052	401	08/06/21	\$920,000	WD	03-ARM'S LENGTH	\$920,000	\$374,600	40.72	\$749,243	2,802	2 STORY, B-A	74	\$159,323	\$760,677	\$393,280	1.934
09-09-26-100-032	3890 TREMONT PL	0052	401	04/22/22	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$321,700	40.47	\$643,431	2,607	2 STORY, C-BC	68	\$177,754	\$617,246	\$310,451	1.988
09-09-26-102-043	3750 BURNS CT	0052	401	09/27/22	\$965,000	PTA	03-ARM'S LENGTH	\$965,000	\$382,700	39.66	\$765,322	3,143	2 STORY, B-A	62	\$190,999	\$774,001	\$382,882	2.022
09-09-26-103-002	3880 PENBERTON DR	0052	401	04/22/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$314,500	40.58	\$628,960	3,072	SPLIT LVL, C-BC	66	\$212,077	\$562,923	\$277,922	2.025
09-09-26-101-001	3860 WALDENWOOD DR	0052	401	05/19/22	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$376,100	39.59	\$752,212	2,271	RANCH, C-BC	60	\$209,941	\$740,059	\$361,514	2.047
09-09-26-103-001	3890 PENBERTON DR	0052	401	08/31/21	\$845,000	PTA	03-ARM'S LENGTH	\$845,000	\$326,800	38.67	\$653,547	3,037	2 STORY, C-BC	59	\$207,972	\$637,028	\$297,050	2.145
09-09-26-200-068	470 HURON PKY	0052	401	06/13/22	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$519,500	37.11	\$1,039,074	3,342	2 STORY, C-BC	92	\$200,076	\$1,199,924	\$559,332	2.145

	\$12,642,988	\$7,142,229	1.770
AVERAGE ECF:			1.764
STD DEVIATION:			0.255
PREVIOUS YEAR ECF:		1.711	
APPROX NBHD % CHANGE:		3%	

**NBHD 0052**  
**1.7000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-25-200-052	646 GREENHILLS DR	0053	401	06/25/21	\$286,000	PTA	03-ARM'S LENGTH	\$286,000	\$164,300	57.45	\$328,551	1,736	C-BC	62	\$62,500	\$223,500	\$166,282	1.344
09-09-25-200-009	706 GREENHILLS DR	0053	401	10/28/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$131,000	51.37	\$261,940	1,350	C-BC	61	\$62,500	\$192,500	\$128,671	1.496
09-09-25-201-031	853 GREENHILLS DR	0053	401	02/04/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$164,400	50.58	\$328,734	1,964	C-BC	61	\$62,500	\$262,500	\$171,764	1.528
09-09-25-201-053	913 GREENHILLS DR	0053	401	05/10/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$150,300	51.83	\$300,665	1,736	C-BC	61	\$62,500	\$227,500	\$148,853	1.528
09-09-25-200-081	1040 GREENHILLS DR	0053	401	12/29/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$172,100	49.17	\$344,257	2,063	C-BC	61	\$62,500	\$287,500	\$181,779	1.582
09-09-25-200-026	756 GREENHILLS DR	0053	401	02/06/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$154,000	48.43	\$307,990	1,468	C-BC	60	\$62,500	\$255,500	\$155,966	1.638
09-09-25-201-065	937 GREENHILLS DR	0053	401	01/10/23	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$152,800	48.35	\$305,522	1,468	C-BC	60	\$62,500	\$253,500	\$154,398	1.642
09-09-25-200-017	722 GREENHILLS DR	0053	401	08/25/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$173,000	48.73	\$346,076	1,537	C-BC	61	\$62,500	\$292,500	\$177,235	1.650
09-09-25-200-040	670 GREENHILLS DR	0053	401	04/30/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$149,900	48.37	\$299,798	1,736	C-BC	61	\$62,500	\$247,400	\$148,311	1.668
09-09-25-200-090	1058 GREENHILLS DR	0053	401	11/23/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$129,200	46.98	\$258,482	1,350	C-BC	61	\$62,500	\$212,500	\$126,440	1.681
09-09-25-201-020	826 EARHART RD	0053	401	07/21/21	\$297,000	PTA	03-ARM'S LENGTH	\$297,000	\$141,800	47.74	\$283,561	1,396	C-BC	61	\$62,500	\$234,500	\$138,163	1.697
09-09-25-200-029	772 GREENHILLS DR	0053	401	04/26/21	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$151,900	47.32	\$303,855	1,736	C-BC	62	\$62,500	\$258,500	\$150,847	1.714
09-09-25-200-068	1014 GREENHILLS DR	0053	401	07/12/21	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$154,300	46.76	\$308,649	1,537	C-BC	61	\$62,500	\$267,500	\$153,843	1.739
09-09-25-201-051	899 GREENHILLS DR	0053	401	06/18/21	\$339,900	PTA	03-ARM'S LENGTH	\$339,900	\$155,400	45.72	\$310,788	1,537	C-BC	61	\$62,500	\$277,400	\$155,180	1.788
09-09-25-200-077	1032 GREENHILLS DR	0053	401	04/27/22	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$141,100	44.44	\$282,144	1,468	C-BC	61	\$62,500	\$255,000	\$141,706	1.800
09-09-25-200-037	788 GREENHILLS DR	0053	401	07/12/21	\$317,000	PTA	03-ARM'S LENGTH	\$317,000	\$143,100	45.14	\$286,271	1,468	C-BC	61	\$62,500	\$254,500	\$139,857	1.820

**NBHD 0053**  
**1.6000**

	\$4,002,300	\$2,439,294	1.641
AVERAGE ECF:			1.645
STD DEVIATION:			0.126
PREVIOUS YEAR ECF:		1.574	
APPROX NBHD % CHANGE:		4%	

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-35-302-062	1908 BOULDER DR	0054	401	06/22/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$439,900	62.84	\$879,767	2,273	B-A	73	\$162,000	\$538,000	\$478,511	1.124
09-09-35-302-042	1958 BOULDER DR	0054	401	05/20/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$424,700	60.67	\$849,389	2,273	B-A	71	\$162,000	\$538,000	\$458,259	1.174
09-09-35-302-073	1917 BOULDER DR	0054	401	09/30/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$413,000	59.86	\$826,074	2,273	B-A	74	\$162,000	\$528,000	\$438,333	1.205
09-09-35-302-038	1962 BOULDER DR	0054	401	04/08/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$357,400	57.65	\$714,804	1,849	B-A	73	\$162,000	\$458,000	\$368,536	1.243
09-09-35-302-050	1942 BOULDER DR	0054	401	08/31/21	\$683,500	OTH	03-ARM'S LENGTH	\$683,500	\$395,500	57.86	\$790,952	2,273	B-A	73	\$162,000	\$521,500	\$419,301	1.244
09-09-35-302-075	1923 BOULDER DR	0054	401	09/12/22	\$617,700	WD	03-ARM'S LENGTH	\$617,700	\$351,300	56.87	\$702,683	2,100	B-A	73	\$162,000	\$455,700	\$360,455	1.264
09-09-35-302-075	1923 BOULDER DR	0054	401	06/23/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$328,000	54.67	\$656,072	2,100	B-A	74	\$162,000	\$438,000	\$329,381	1.330
09-09-26-200-057	3000 GLAZIER WAY	0054	401	08/17/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$256,200	53.94	\$512,498	1,705	B-A	68	\$162,000	\$313,000	\$233,665	1.340
09-09-26-200-056	3000 GLAZIER WAY	0054	401	08/26/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$323,900	53.98	\$647,852	2,255	B-A	76	\$162,000	\$438,000	\$323,901	1.352
09-09-35-303-081	3111 ASHER RD	0054	401	01/18/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$170,900	53.41	\$341,856	1,704	2 STORY, C-BC	72	\$99,000	\$221,000	\$161,904	1.365
09-09-35-303-086	3101 ASHER RD	0054	401	05/19/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$206,700	53.00	\$413,385	2,172	RANCHO, C-BC	71	\$99,000	\$291,000	\$209,590	1.388
09-09-35-303-054	3132 ASHER RD	0054	401	09/14/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$190,800	53.00	\$381,556	2,179	2 STORY, C-BC	71	\$89,000	\$271,000	\$195,037	1.389
09-09-35-302-079	1933 BOULDER DR	0054	401	08/18/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$343,500	52.85	\$686,996	2,100	B-A	73	\$162,000	\$488,000	\$349,997	1.394
09-09-35-302-072	1915 BOULDER DR	0054	401	09/10/21	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$317,400	52.46	\$634,757	1,890	B-A	75	\$162,000	\$443,000	\$315,171	1.406
09-09-35-303-034	3173 ASHER RD	0054	401	12/09/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$189,500	50.53	\$378,993	2,172	RANCHO, C-BC	71	\$99,000	\$276,000	\$186,662	1.479
09-09-26-200-064	3000 GLAZIER WAY	0054	401	11/15/22	\$885,000	WD	03-ARM'S LENGTH	\$885,000	\$439,500	49.66	\$879,059	3,720	B-A	68	\$162,000	\$723,000	\$473,306	1.528
09-09-23-302-072	1071 YOUNG PL	0054	401	11/25/22	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$408,500	49.52	\$816,986	2,544	RANCHO, C-BC	83	\$165,600	\$659,400	\$429,958	1.534
09-09-23-302-066	1047 YOUNG PL	0054	401	07/06/22	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$401,200	48.63	\$802,379	2,544	RANCHO, C-BC	83	\$165,600	\$659,400	\$424,519	1.553
09-09-23-302-068	1055 YOUNG PL	0054	401	05/26/21	\$751,000	WD	03-ARM'S LENGTH	\$751,000	\$357,400	47.59	\$714,735	2,544	RANCHO, C-BC	84	\$165,600	\$585,400	\$366,090	1.599
09-09-23-408-029	3745 GLAZIER WAY	0054	401	10/28/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$253,800	47.44	\$507,687	2,216	C-BC	63	\$153,000	\$382,000	\$236,458	1.616
09-09-23-408-029	3745 GLAZIER WAY	0054	401	10/21/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$272,100	47.32	\$544,120	2,216	C-BC	62	\$153,000	\$422,000	\$258,165	1.635
09-09-35-303-085	3103 ASHER RD	0054	401	03/11/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$166,000	46.11	\$331,913	1,704	RANCHO, C-BC	72	\$99,000	\$261,000	\$155,275	1.681
09-09-23-408-032	3775 GLAZIER WAY	0054	401	07/16/21	\$540,000	PTA	03-ARM'S LENGTH	\$540,000	\$248,600	46.04	\$497,235	1,760	C-BC	63	\$153,000	\$387,000	\$229,490	1.686
09-09-26-200-052	3000 GLAZIER WAY	0054	401	11/19/21	\$920,000	WD	03-ARM'S LENGTH	\$920,000	\$411,500	44.73	\$823,022	3,720	B-A	69	\$162,000	\$758,000	\$440,681	1.720
09-09-26-100-068	3920 RIDGMAAR SQ	0054	401	09/24/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$253,800	43.38	\$507,690	1,456	C-BC	66	\$153,000	\$432,000	\$236,460	1.827
09-09-23-302-067	1051 YOUNG PL	0054	401	08/17/21	\$879,000	WD	03-ARM'S LENGTH	\$879,000	\$373,200	42.46	\$746,444	2,544	RANCHO, C-BC	84	\$165,600	\$713,400	\$387,229	1.842
09-09-26-100-059	3965 RIDGMAAR SQ	0054	401	04/05/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$249,300	42.62	\$498,590	1,944	C-BC	66	\$153,000	\$432,000	\$230,393	1.875
09-09-22-400-025	1050 SCOTT PL	0054	401	12/01/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$365,600	40.62	\$731,299	2,205	RANCHO, B-A	81	\$165,600	\$734,400	\$373,399	1.967
09-09-22-400-026	1058 SCOTT PL	0054	401	12/15/22	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$365,600	39.52	\$731,299	2,205	RANCHO, B-A	81	\$165,600	\$759,400	\$373,399	2.034

	\$14,126,600	\$9,443,529	1.496
AVERAGE ECF:			1.510
STD DEVIATION:			0.246
PREVIOUS YEAR ECF:		1.417	
APPROX NBHD % CHANGE:		6%	

**NBHD 0054**  
**1.500**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-02-209-034	2205 S HURON PKY	0055	401	02/03/23	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$113,400	51.78	\$226,869	1,053	C-BC	70	\$40,000	\$179,000	\$108,708	1.647
09-12-02-209-066	2233 S HURON PKY	0055	401	01/21/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$102,000	49.76	\$203,997	1,053	C-BC	71	\$40,000	\$165,000	\$99,392	1.660
09-12-02-209-029	2203 S HURON PKY	0055	401	08/04/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$104,500	50.98	\$208,966	1,053	C-BC	71	\$40,000	\$165,000	\$99,392	1.660
09-12-02-209-045	2215 S HURON PKY	0055	401	07/29/21	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$104,500	49.29	\$208,966	1,053	C-BC	71	\$40,000	\$172,000	\$99,392	1.731
09-12-02-209-046	2215 S HURON PKY	0055	401	06/23/22	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$109,700	47.49	\$219,368	1,053	C-BC	70	\$40,000	\$191,000	\$108,708	1.757
09-12-02-209-025	2201 S HURON PKY	0055	401	01/25/23	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$126,900	47.44	\$253,885	1,245	C-BC	70	\$40,000	\$227,500	\$124,424	1.828
09-12-02-209-057	2225 S HURON PKY 2	0055	401	06/10/22	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$113,400	47.45	\$226,869	1,053	C-BC	70	\$40,000	\$199,000	\$108,708	1.831
09-12-02-209-049	2221 S HURON PKY	0055	401	07/22/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$109,700	44.78	\$219,368	1,053	C-BC	70	\$40,000	\$205,000	\$108,708	1.886
09-12-02-209-060	2225 S HURON PKY	0055	401	09/14/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$109,700	43.53	\$219,368	1,053	C-BC	70	\$40,000	\$212,000	\$108,708	1.950
09-12-02-209-074	2241 S HURON PKY	0055	401	05/03/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$102,000	41.63	\$203,997	1,053	C-BC	71	\$40,000	\$205,000	\$99,392	2.063
09-12-02-209-071	2235 S HURON PKY	0055	401	05/28/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$99,900	41.80	\$199,720	1,053	C-BC	71	\$40,000	\$199,000	\$93,953	2.118
09-12-02-209-042	2213 S HURON PKY	0055	401	04/27/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$102,000	39.23	\$203,997	1,053	C-BC	71	\$40,000	\$220,000	\$99,392	2.213

	\$2,339,500	\$1,258,876	1.858
AVERAGE ECF:			1.862
STD DEVIATION:			0.190
PREVIOUS YEAR ECF:		1.719	
APPROX NBHD % CHANGE:		8%	

**NBHD 0055**  
**1.8000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-34-202-001	1410 KEARNEY RD	0056	401	09/16/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$282,000	76.22	\$564,046	1,791	RANCH, C-BC	51	\$253,890	\$116,110	\$168,563	0.689
09-09-34-413-008	2801 WASHTEAW AV	0056	401	05/28/21	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$312,300	61.84	\$624,511	2,096	RANCH, C-BC	50	\$273,302	\$231,698	\$195,116	1.187
09-09-34-407-002	1355 FAIRLANE DR	0056	401	11/03/22	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$409,500	58.92	\$819,036	2,836	RANCH, C-BC	48	\$292,485	\$402,515	\$319,122	1.261
09-09-34-108-014	941 ABERDEEN DR	0056	401	05/21/21	\$1,060,000	WD	03-ARM'S LENGTH	\$1,060,000	\$667,200	62.94	\$1,334,376	3,832	2 STORY, C-BC	81	\$286,448	\$773,552	\$582,182	1.329
09-09-34-403-003	2659 BERNER DR	0056	401	05/17/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$326,700	57.82	\$653,339	1,956	RANCH, C-BC	53	\$273,767	\$291,233	\$206,289	1.412
09-09-34-404-009	2588 HAWTHORN RD	0056	401	11/29/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$341,000	54.56	\$681,957	2,028	RANCH, C-BC	53	\$285,940	\$339,060	\$240,010	1.413
09-09-34-401-007	1718 SHERIDAN DR	0056	401	03/02/23	\$547,500	WD	03-ARM'S LENGTH	\$547,500	\$292,300	53.39	\$584,529	1,704	RANCH, C-BC	52	\$278,517	\$268,983	\$185,462	1.450
09-09-35-302-021	3116 OVERRIDGE DR	0056	401	10/22/21	\$1,137,500	WD	03-ARM'S LENGTH	\$1,137,500	\$658,700	57.91	\$1,317,344	4,005	2 STORY, B-A	74	\$299,029	\$838,471	\$553,432	1.515
09-09-34-411-011	1660 GLENWOOD RD	0056	401	07/29/21	\$542,000	PTA	03-ARM'S LENGTH	\$542,000	\$289,900	53.49	\$579,848	1,500	RANCH, C-BC	60	\$280,029	\$261,971	\$166,566	1.573
09-09-35-205-003	3444 E HURON RIVER DR	0056	401	07/26/21	\$850,000	PTA	03-ARM'S LENGTH	\$850,000	\$441,300	51.92	\$882,645	3,228	SPLIT LVL, C-BC	58	\$325,783	\$524,217	\$309,368	1.694
09-09-34-409-006	1657 GLENWOOD RD	0056	401	02/21/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$319,700	49.18	\$639,450	1,990	RANCH, C-BC	53	\$296,214	\$353,786	\$208,022	1.701
09-09-35-203-005	3390 E HURON RIVER DR	0056	401	11/19/21	\$512,700	WD	03-ARM'S LENGTH	\$512,700	\$265,300	51.75	\$530,583	1,400	RANCH, C-BC	58	\$258,333	\$254,367	\$147,962	1.719
09-09-34-300-010	2460 ADARE RD	0056	401	06/21/21	\$655,250	WD	03-ARM'S LENGTH	\$655,250	\$333,600	50.91	\$667,177	2,308	2 STORY, C-BC	56	\$249,602	\$405,648	\$231,986	1.749
09-09-35-102-002	3612 E HURON RIVER DR	0056	401	06/07/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$464,600	51.62	\$929,218	3,387	RANCH, C-BC	59	\$340,376	\$559,624	\$320,023	1.749
09-09-34-103-006	3055 FOXCROFT RD	0056	401	06/22/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$347,000	51.03	\$694,081	2,520	2 STORY, C-BC	54	\$280,241	\$399,759	\$224,913	1.777
09-09-34-114-008	850 ARLINGTON BLV	0056	401	03/29/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$268,000	50.09	\$535,905	1,624	RANCH, C-BC	52	\$270,921	\$264,079	\$144,013	1.834
09-09-34-411-027	1875 ARLINGTON BLV	0056	401	08/20/21	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$467,400	49.20	\$934,764	2,843	RANCH, C-BC	82	\$267,126	\$682,874	\$370,910	1.841
09-09-34-402-001	2565 BEDFORD RD	0056	401	10/14/22	\$1,315,000	WD	03-ARM'S LENGTH	\$1,315,000	\$687,300	52.27	\$1,374,664	3,880	2 STORY, C-BC	70	\$276,451	\$1,038,549	\$556,057	1.868
09-09-34-112-005	1341 GLENDALOCH CIR	0056	401	08/10/22	\$1,220,000	WD	03-ARM'S LENGTH	\$1,220,000	\$578,700	47.43	\$1,157,330	4,600	2 STORY, B-A	56	\$261,358	\$958,642	\$486,941	1.969
09-09-34-105-003	3065 HUNTING VALLEY RD	0056	401	07/29/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$381,100	47.64	\$762,150	2,561	2 STORY, C-BC	55	\$265,576	\$534,424	\$269,877	1.980
09-09-34-116-001	805 HEATHER WAY	0056	401	10/25/22	\$842,300	WD	03-ARM'S LENGTH	\$842,300	\$419,700	49.83	\$839,386	2,916	2 STORY, C-BC	54	\$282,850	\$559,450	\$280,795	1.992
09-09-34-200-004	2250 GLENDALOCH RD	0056	401	12/15/21	\$759,900	WD	03-ARM'S LENGTH	\$759,900	\$360,800	47.48	\$721,505	1,982	RANCH, B-A	56	\$263,660	\$496,240	\$248,829	1.994
09-09-27-400-008	2955 DEVONSHIRE RD	0056	401	05/25/22	\$970,000	WD	03-ARM'S LENGTH	\$970,000	\$451,400	46.54	\$902,828	2,965	RANCH, C-BC	57	\$258,083	\$711,917	\$350,405	2.032
09-09-34-107-002	2780 HEATHER WAY	0056	401	03/11/22	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$376,300	46.75	\$752,690	2,137	RANCH, C-BC	62	\$273,767	\$531,233	\$260,284	2.041
09-09-34-115-015	740 HEATHER WAY	0056	401	11/10/22	\$1,176,000	WD	03-ARM'S LENGTH	\$1,176,000	\$571,200	48.57	\$1,142,302	3,310	2 STORY, B-A	63	\$298,553	\$877,447	\$425,706	2.061
09-09-35-301-006	3071 EXMOOR RD	0056	401	07/02/21	\$964,000	WD	03-ARM'S LENGTH	\$964,000	\$444,400	46.10	\$888,838	3,120	SPLIT LVL, B-A	60	\$271,803	\$692,197	\$335,345	2.064
09-09-27-400-004	2981 DEVONSHIRE RD	0056	401	05/26/21	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$493,500	44.86	\$987,079	3,523	2 STORY, B-A	65	\$287,806	\$812,194	\$388,485	2.091
09-09-34-115-004	855 ARLINGTON BLV	0056	401	12/03/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$300,600	46.25	\$601,136	1,849	RANCH, C-BC	56	\$266,122	\$383,878	\$182,073	2.108
09-09-35-300-011	3043 OVERRIDGE DR	0056	401	05/18/22	\$1,675,000	WD	03-ARM'S LENGTH	\$1,675,000	\$738,400	44.08	\$1,476,851	4,603	2 STORY, B-A	70	\$280,766	\$1,394,234	\$650,046	2.145
09-09-34-212-039	1023 AVON RD	0056	401	10/20/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$467,900	46.79	\$935,750	2,876	2 STORY, C-BC	62	\$255,890	\$744,110	\$344,233	2.162
09-09-34-116-014	3122 GEDDES AV	0056	401	05/27/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$288,500	44.38	\$577,077	1,904	RANCH, C-BC	51	\$263,364	\$386,636	\$170,496	2.268
09-09-34-103-004	3035 FOXCROFT RD	0056	401	05/17/21	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$396,900	42.45	\$793,713	3,601	2 STORY, C-BC	58	\$269,013	\$665,987	\$291,500	2.285
09-09-34-111-009	2601 HEATHER WAY	0056	401	01/30/23	\$922,500	WD	03-ARM'S LENGTH	\$922,500	\$365,400	39.61	\$730,792	2,377	RANCH, B-A	53	\$267,241	\$655,259	\$280,940	2.332
09-09-34-302-008	2340 ADARE RD	0056	401	05/03/21	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$317,900	42.67	\$635,856	2,623	2 STORY, C-BC	56	\$277,244	\$467,756	\$199,229	2.348
09-09-34-108-010	1004 SPRUCE DR	0056	401	08/12/22	\$995,000	WD	03-ARM'S LENGTH	\$995,000	\$419,200	42.13	\$838,305	2,802	SPLIT LVL, C-BC	58	\$282,145	\$712,855	\$302,261	2.358
09-09-34-115-008	876 HEATHER WAY	0056	401	05/21/21	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$322,200	42.39	\$644,398	2,340	RANCH, C-BC	59	\$274,912	\$485,088	\$205,270	2.363
09-09-34-408-036	2975 OVERRIDGE DR	0056	401	04/19/22	\$1,770,000	WD	03-ARM'S LENGTH	\$1,770,000	\$714,100	40.34	\$1,428,161	3,243	2 STORY, B-A	91	\$262,698	\$1,507,302	\$633,404	2.380
09-09-34-110-011	1132 ABERDEEN DR	0056	401	08/02/21	\$664,500	WD	03-ARM'S LENGTH	\$664,500	\$282,800	42.56	\$565,656	2,174	SPLIT LVL, C-BC	55	\$269,005	\$395,495	\$164,806	2.400
09-09-34-304-004	2415 SHANNONDALE RD	0056	401	12/16/22	\$772,107	WD	03-ARM'S LENGTH	\$772,107	\$306,600	39.71	\$613,181	2,178	RANCH, C-BC	53	\$270,687	\$501,420	\$207,572	2.416
09-09-34-213-022	2241 BELMONT RD	0056	401	05/06/22	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$545,600	40.41	\$1,091,237	2,228	RANCH, B-A	65	\$286,469	\$1,063,531	\$437,374	2.432
09-09-34-101-004	1011 SPRUCE DR	0056	401	04/26/21	\$987,750	WD	03-ARM'S LENGTH	\$987,750	\$398,500	40.34	\$797,062	2,960	1 1/2 ST, C-BC	58	\$286,469	\$701,281	\$283,663	2.472
09-09-34-404-010	2564 HAWTHORN RD	0056	401	05/20/22	\$1,500,000	WD	03-ARM'S LENGTH	\$1,476,299	\$579,300	39.24	\$1,158,582	3,504	2 STORY, C-BC	73	\$289,964	\$1,186,335	\$472,075	2.513
09-09-34-115-024	2998 GEDDES AV	0056	401	10/18/21	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$320,000	41.03	\$640,078	2,201	RANCH, C-BC	54	\$309,762	\$470,238	\$183,509	2.562
09-09-35-300-005	3087 OVERRIDGE DR	0056	401	10/27/22	\$1,060,000	WD	03-ARM'S LENGTH	\$1,060,000	\$436,400	41.17	\$872,764	2,472	2 STORY, B-A	57	\$273,342	\$786,658	\$308,505	2.592
09-09-34-413-003	2671 WASHTEAW AV	0056	401	06/07/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$252,900	40.79	\$505,765	1,442	RANCH, C-BC	53	\$267,494	\$352,506	\$132,373	2.663
09-09-34-408-031	2760 PROVINCIAL DR	0056	401	04/08/22	\$842,000	WD	03-ARM'S LENGTH	\$842,000	\$326,800	38.81	\$653,646	2,679	2 STORY, C-BC	56	\$272,764	\$569,236	\$207,001	2.750
09-09-34-414-009	2660 OVERRIDGE DR	0056	401	09/16/22	\$1,145,000	WD	03-ARM'S LENGTH	\$1,145,000	\$430,200	37.57	\$860,377	2,565	RANCH, C-BC	61	\$288,060	\$856,940	\$311,042	2.755
09-09-34-112-011	1336 GLENDALOCH CIR	0056	401	08/30/21	\$778,000	WD	03-ARM'S LENGTH	\$778,000	\$298,400	38.35	\$596,720	1,921	1 1/2 ST, C-BC	54	\$259,762	\$518,238	\$187,199	2.768
09-09-34-408-010	2846 PROVINCIAL DR	0056	401	05/10/22	\$834,000	WD	03-ARM'S LENGTH	\$834,000	\$321,400	38.54	\$642,886	1,840	RANCH, C-BC	54	\$275,935	\$558,065	\$199,430	2.798
09-09-34-110-010	1144 ABERDEEN DR	0056	401	03/04/22	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$304,100	38.49	\$608,103	2,336	SPLIT LVL, C-BC	56	\$269,484	\$520,516	\$184,032	2.828
09-09-35-303-014	3098 NEWCASTLE RD	0056	401	09/02/21	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$352,100	37.06	\$704,286	2,359	RANCH, C-BC	55	\$280,721	\$669,279	\$235,314	2.844
09-09-34-404-002	1509 SHERIDAN DR	0056	401	03/23/22	\$963,000	WD	03-ARM'S LENGTH	\$963,000	\$361,700	37.56	\$723,329	2,674	2 STORY, C-BC	57	\$290,112	\$672,888	\$235,444	2.858
09-09-34-212-052	2475 DEVONSHIRE RD	0056	401	12/07/21	\$1,291,250	WD	03-ARM'S LENGTH	\$1,291,250	\$467,200	36.18	\$934,431	3,266	2 STORY, C-BC	60	\$301,902	\$989,348	\$343,766	2.878

AVERAGE ECF:	\$32,395,319	\$15,524,219	2.087
STD DEVIATION:			2.099
PREVIOUS YEAR ECF:		1.650	0.500
APPROX NBHD % CHANGE:		26%	

NBHD 0056  
2.000









## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-33-221-002	905 PACKARD ST	0061	401	05/21/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$189,600	75.84	\$379,245	1,354	2 STORY, C-BC	53	\$162,807	\$87,193	\$82,610	1.055
09-09-33-219-012	943 GREENWOOD AV	0061	401	06/29/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$289,100	52.56	\$578,259	2,520	2 STORY, C-BC	54	\$139,812	\$410,188	\$167,346	2.451
09-09-33-218-005	1111 WHITE ST	0061	401	07/23/21	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$205,000	51.25	\$410,069	1,155	1 1/2 ST, C-BC	53	\$171,345	\$228,655	\$91,116	2.509
09-09-33-319-021	1445 S STATE ST	0061	401	10/27/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$254,600	50.92	\$509,150	1,673	2 STORY, C-BC	53	\$188,163	\$311,837	\$121,127	2.574
09-09-33-233-032	1115 PACKARD ST	0061	401	09/15/21	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$247,300	47.56	\$494,647	1,999	2 STORY, C-BC	53	\$180,826	\$339,174	\$119,779	2.832
09-09-33-215-020	943 DEWEY AV	0061	401	11/23/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$201,000	47.29	\$402,083	1,468	2 STORY, C-BC	53	\$136,897	\$288,103	\$100,070	2.879

AVERAGE ECF:	\$1,665,150	\$682,049	2.441
STD DEVIATION:			2.384
PREVIOUS YEAR ECF:		2.000	0.673
APPROX NBHD % CHANGE:		22%	

**NBHD 0061**  
**2.4000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-33-310-025	1423 HENRY ST	0062	401	09/16/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$189,200	51.84	\$378,401	1,245	1 1/2 ST, C-BC	53	\$184,170	\$180,830	\$90,340	2.002
09-09-33-326-018	1607 FERNDAL PL	0062	401	01/27/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$215,500	56.71	\$430,958	1,566	1 1/2 ST, C-BC	52	\$124,326	\$255,674	\$127,286	2.009
09-09-33-303-021	1209 BROOKLYN AV	0062	401	01/20/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$302,800	50.47	\$605,505	2,310	2 STORY, C-BC	53	\$132,770	\$467,230	\$217,850	2.145
09-09-33-331-010	1507 WHITE ST	0062	401	04/01/21	\$402,500	WD	03-ARM'S LENGTH	\$402,500	\$199,000	49.44	\$398,055	1,580	2 STORY, C-BC	57	\$160,291	\$242,209	\$110,588	2.190
09-09-33-328-020	1204 BROOKLYN AV	0062	401	06/01/22	\$1,060,000	WD	03-ARM'S LENGTH	\$1,060,000	\$570,000	53.77	\$1,140,032	2,939	2 STORY, C-BC	94	\$126,867	\$933,133	\$420,575	2.219
09-09-33-330-014	1437 EAST PARK PL	0062	401	12/01/21	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$162,900	48.99	\$325,708	888	RANCH, C-BC	53	\$174,570	\$157,930	\$69,649	2.268
09-09-32-400-007	1710 S STATE ST	0062	401	09/09/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$166,700	47.63	\$333,442	1,150	2 STORY, C-BC	54	\$128,173	\$221,827	\$94,594	2.345
09-09-33-310-009	1532 PACKARD ST	0062	401	07/26/21	\$483,000	WD	03-ARM'S LENGTH	\$483,000	\$226,100	46.81	\$452,281	1,676	2 STORY, C-BC	50	\$168,343	\$314,657	\$132,064	2.383
09-09-33-311-017	1405 E STADIUM BLV	0062	401	03/30/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$154,800	46.91	\$309,537	1,155	1 1/2 ST, C-BC	50	\$136,792	\$193,208	\$79,606	2.427
09-09-33-214-036	933 WOODLAWN AV	0062	401	12/29/22	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$187,100	49.63	\$374,187	900	RANCH, C-BC	54	\$101,375	\$275,625	\$113,247	2.434
09-09-33-327-004	1200 GARDNER AV	0062	401	08/19/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$202,400	46.00	\$404,759	1,292	2 STORY, C-BC	53	\$122,731	\$317,269	\$129,967	2.441
09-09-33-317-013	1508 EAST PARK PL	0062	401	05/14/21	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$183,800	45.50	\$367,537	1,144	2 STORY, C-BC	53	\$172,143	\$231,857	\$90,881	2.551
09-09-33-311-019	1409 E STADIUM BLV	0062	401	01/10/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$183,600	44.24	\$367,278	1,492	2 STORY, C-BC	50	\$136,579	\$278,421	\$106,313	2.619
09-09-33-214-034	927 WOODLAWN AV	0062	401	08/05/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$183,400	43.15	\$366,777	1,479	2 STORY, C-BC	55	\$140,365	\$284,635	\$105,308	2.703
09-09-33-320-020	801 ROSE AV	0062	401	10/11/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$210,900	42.26	\$421,842	1,566	1 1/2 ST, C-BC	54	\$125,941	\$373,059	\$136,360	2.736
09-09-33-321-007	809 SYCAMORE PL	0062	401	04/13/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$191,600	43.55	\$383,139	1,144	1 1/2 ST, C-BC	54	\$174,651	\$265,349	\$96,971	2.736
09-09-33-320-010	1432 EAST PARK PL	0062	401	06/09/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$206,900	42.22	\$413,765	1,614	2 STORY, C-BC	52	\$125,941	\$364,059	\$132,638	2.745
09-09-33-329-017	1108 BROOKLYN AV	0062	401	05/26/22	\$486,000	WD	03-ARM'S LENGTH	\$486,000	\$204,700	42.12	\$409,351	1,744	2 STORY, C-BC	52	\$122,622	\$363,378	\$132,133	2.750
09-09-33-321-008	1414 EAST PARK PL	0062	401	06/22/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$248,600	41.43	\$497,100	1,556	1 1/2 ST, C-BC	52	\$125,941	\$474,059	\$171,041	2.772
09-09-33-310-030	1413 HENRY ST	0062	401	08/15/22	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$410,100	39.82	\$820,210	2,137	2 STORY, C-BC	85	\$129,547	\$900,453	\$318,278	2.829
09-09-33-330-008	1411 EAST PARK PL	0062	401	03/17/22	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$173,600	41.63	\$347,242	1,370	1 1/2 ST, C-BC	53	\$126,078	\$290,922	\$101,919	2.854
09-09-33-329-011	1600 WESTMINSTER PL	0062	401	01/04/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$218,100	39.65	\$436,114	1,738	2 STORY, C-BC	53	\$124,326	\$425,674	\$143,681	2.963
09-09-33-303-015	1111 BROOKLYN AV	0062	401	06/14/22	\$415,500	WD	03-ARM'S LENGTH	\$415,500	\$168,100	40.46	\$336,126	1,127	1 1/2 ST, C-BC	52	\$120,113	\$295,387	\$99,545	2.967
09-09-33-321-005	805 SYCAMORE PL	0062	401	07/05/22	\$504,400	WD	03-ARM'S LENGTH	\$504,400	\$197,700	39.20	\$395,328	1,248	2 STORY, C-BC	52	\$126,137	\$378,263	\$124,051	3.049
09-09-33-322-009	1503 EAST PARK PL	0062	401	07/07/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$224,500	39.04	\$448,956	1,600	2 STORY, C-BC	53	\$170,011	\$404,989	\$129,742	3.121
09-09-33-214-025	909 WOODLAWN AV	0062	401	10/14/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$169,800	37.73	\$339,630	1,584	2 STORY, C-BC	52	\$95,707	\$354,293	\$112,407	3.152
09-09-33-329-015	1500 WESTMINSTER PL	0062	401	01/28/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$175,300	38.53	\$350,615	1,095	2 STORY, C-BC	57	\$122,622	\$332,378	\$105,066	3.164
09-09-33-311-016	1403 E STADIUM BLV	0062	401	03/07/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$151,600	39.89	\$303,243	992	2 STORY, C-BC	50	\$137,004	\$242,996	\$76,608	3.172
09-09-33-321-002	1409 WHITE ST	0062	401	08/16/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$177,200	38.11	\$354,394	1,043	1 1/2 ST, C-BC	55	\$125,941	\$339,059	\$105,278	3.221

AVERAGE ECF:	\$10,158,823	\$3,873,985	2.622
STD DEVIATION:			2.654
PREVIOUS YEAR ECF:			0.367
APPROX NBHD % CHANGE:		2.409	
		9%	

**NBHD 0062**  
**2.6000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-04-122-014	2441 MULBERRY CT	0063	401	04/22/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$188,900	68.69	\$377,884	1,513	2 STORY, C-BC	75	\$58,000	\$217,000	\$182,791	1.187
09-12-03-208-038	2125 NATURE COVE CT	0063	401	08/30/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$195,600	67.45	\$391,202	1,792	C-BC	64	\$56,000	\$234,000	\$191,544	1.222
09-12-03-208-082	2115 NATURE COVE CT	0063	401	10/22/21	\$283,500	WD	03-ARM'S LENGTH	\$283,500	\$181,700	64.09	\$363,431	1,576	C-BC	65	\$56,000	\$227,500	\$175,675	1.295
09-12-03-208-063	2115 NATURE COVE CT	0063	401	12/20/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$198,800	62.13	\$397,632	1,800	C-BC	65	\$56,000	\$264,000	\$195,218	1.352
09-12-03-208-061	2125 NATURE COVE CT	0063	401	03/15/22	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$204,000	56.51	\$407,980	1,800	C-BC	64	\$66,000	\$295,000	\$195,417	1.510
09-12-04-122-023	2446 MULBERRY CT	0063	401	05/28/21	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$203,200	52.12	\$406,425	1,920	2 STORY, C-BC	75	\$48,000	\$341,900	\$204,814	1.669
09-12-04-122-034	2420 MULBERRY CT	0063	401	05/06/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$169,000	52.00	\$338,089	1,513	2 STORY, C-BC	75	\$48,000	\$277,000	\$165,765	1.671
09-12-11-209-068	3005 FERNWOOD AV	0063	401	06/03/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$97,700	50.10	\$195,357	970	C-BC	70	\$25,000	\$170,000	\$97,347	1.746
09-12-03-208-080	2115 NATURE COVE CT	0063	401	12/16/22	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$189,200	48.53	\$378,342	1,800	C-BC	63	\$66,000	\$323,900	\$179,198	1.807
09-12-03-208-085	2115 NATURE COVE CT	0063	401	06/17/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$199,900	48.17	\$399,713	1,458	C-BC	66	\$66,000	\$349,000	\$190,693	1.830
09-12-11-209-069	3005 FERNWOOD AV	0063	401	05/21/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$94,400	47.20	\$188,734	930	C-BC	70	\$25,000	\$175,000	\$93,562	1.870
09-12-04-111-102	1811 INDEPENDENCE BLV	0063	401	05/09/22	\$161,900	WD	03-ARM'S LENGTH	\$161,900	\$76,200	47.07	\$152,461	896	C-BC	56	\$38,000	\$123,900	\$65,406	1.894
09-12-04-111-066	2319 PACKARD ST	0063	401	09/09/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$67,400	46.81	\$134,894	848	C-BC	54	\$35,000	\$109,000	\$57,082	1.910
09-12-04-111-114	2401 PACKARD ST	0063	401	08/22/22	\$174,400	WD	03-ARM'S LENGTH	\$174,400	\$81,300	46.62	\$162,696	896	C-BC	55	\$38,000	\$136,400	\$71,255	1.914
09-12-04-111-087	1801 INDEPENDENCE BLV	0063	401	10/31/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$95,700	45.57	\$191,391	1,097	C-BC	55	\$38,000	\$172,000	\$88,004	1.954
09-12-04-111-129	2407 PACKARD ST	0063	401	01/06/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$79,200	44.25	\$158,451	938	C-BC	56	\$38,000	\$141,000	\$68,829	2.049
09-12-03-208-085	2115 NATURE COVE CT	0063	401	10/15/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$172,500	43.67	\$345,065	1,458	C-BC	65	\$56,000	\$339,000	\$165,180	2.052
09-12-04-111-112	1815 INDEPENDENCE BLV	0063	401	12/30/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$76,200	43.54	\$152,461	896	C-BC	56	\$38,000	\$137,000	\$65,406	2.095
09-12-04-111-079	2319 PACKARD ST	0063	401	12/02/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$70,200	43.60	\$140,436	857	C-BC	54	\$38,000	\$123,000	\$58,535	2.101
09-12-04-111-043	2313 PACKARD ST	0063	401	07/15/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,600	43.83	\$105,128	559	C-BC	54	\$35,000	\$85,000	\$40,073	2.121
09-12-04-111-121	2403 PACKARD ST	0063	401	06/14/22	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$96,000	42.29	\$192,007	1,097	C-BC	55	\$38,000	\$189,000	\$88,004	2.148
09-12-04-111-130	2409 PACKARD ST	0063	401	05/26/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$74,700	42.20	\$149,461	896	C-BC	56	\$35,000	\$142,000	\$65,406	2.171
09-12-04-111-086	1801 INDEPENDENCE BLV	0063	401	03/30/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$88,000	41.90	\$175,995	1,079	C-BC	56	\$38,000	\$172,000	\$78,854	2.181
09-12-04-111-062	2313 PACKARD ST	0063	401	02/16/22	\$138,700	WD	03-ARM'S LENGTH	\$138,700	\$58,700	42.32	\$117,447	625	C-BC	54	\$38,000	\$100,700	\$45,398	2.218
09-12-04-111-140	2413 PACKARD ST	0063	401	04/30/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,600	40.91	\$143,203	896	C-BC	56	\$35,000	\$140,000	\$61,830	2.264
09-12-04-111-076	2317 PACKARD ST	0063	401	06/22/21	\$143,500	WD	03-ARM'S LENGTH	\$143,500	\$59,100	41.18	\$118,178	625	C-BC	54	\$35,000	\$108,500	\$47,530	2.283
09-12-04-111-090	1803 INDEPENDENCE BLV	0063	401	10/01/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$74,700	40.38	\$149,461	896	C-BC	56	\$35,000	\$150,000	\$65,406	2.293
09-12-04-111-061	2313 PACKARD ST	0063	401	05/16/22	\$184,800	WD	03-ARM'S LENGTH	\$184,800	\$74,800	40.48	\$149,524	857	C-BC	53	\$38,000	\$146,800	\$63,728	2.304
09-12-04-111-122	2405 PACKARD ST	0063	401	06/30/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$69,900	39.49	\$139,859	705	C-BC	55	\$38,000	\$139,000	\$58,205	2.388
09-12-04-111-051	2315 PACKARD ST	0063	401	12/07/21	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$68,900	38.07	\$137,736	860	C-BC	54	\$35,000	\$146,000	\$58,706	2.487
09-12-04-111-139	2413 PACKARD ST	0063	401	09/16/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$65,600	37.49	\$131,205	716	C-BC	56	\$35,000	\$140,000	\$54,974	2.547

**NBHD 0063**  
**1.8000**  
 AVERAGE ECF: 1.795  
 STD DEVIATION: 1.953  
 PREVIOUS YEAR ECF: 1.743  
 APPROX NBHD % CHANGE: 3%

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-34-316-005	2316 BROCKMAN BLV	0064	401	03/06/23	\$453,000	OTH	03-ARM'S LENGTH	\$453,000	\$357,700	78.96	\$715,422	2,162	2 STORY, C-BC	52	\$390,275	\$62,725	\$180,637	0.347
09-09-33-228-025	1145 S FOREST AV	0064	401	04/19/22	\$506,250	WD	03-ARM'S LENGTH	\$506,250	\$298,800	59.02	\$597,507	1,457	2 STORY, C-BC	55	\$350,948	\$155,302	\$129,768	1.197
09-09-33-232-002	1111 WOODLAWN AV	0064	401	02/03/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$325,200	58.07	\$650,423	1,757	2 STORY, C-BC	52	\$363,849	\$196,151	\$159,208	1.232
09-09-33-234-021	1015 MICHIGAN AV	0064	401	11/22/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$290,900	56.49	\$581,740	1,448	2 STORY, C-BC	53	\$365,837	\$149,163	\$113,633	1.313
09-09-33-103-041	1113 LINCOLN AV	0064	401	10/20/22	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$496,900	54.60	\$993,770	2,786	2 STORY, B-A	80	\$282,102	\$627,898	\$421,604	1.489
09-09-33-234-022	1019 MICHIGAN AV	0064	401	07/15/21	\$546,000	WD	03-ARM'S LENGTH	\$546,000	\$286,400	52.45	\$572,741	1,603	2 STORY, C-BC	55	\$365,837	\$180,163	\$118,231	1.524
09-09-33-233-013	1020 MICHIGAN AV	0064	401	12/16/22	\$592,500	WD	03-ARM'S LENGTH	\$592,500	\$305,700	51.59	\$611,301	1,794	2 STORY, C-BC	52	\$365,837	\$226,663	\$136,369	1.662
09-09-33-103-041	1113 LINCOLN AV	0064	401	03/03/22	\$926,000	WD	03-ARM'S LENGTH	\$926,000	\$506,400	54.69	\$1,012,810	2,786	2 STORY, B-A	81	\$282,102	\$643,898	\$384,583	1.674
09-09-33-438-005	2002 SHADFORD RD	0064	401	09/14/21	\$606,250	WD	03-ARM'S LENGTH	\$606,250	\$305,700	50.42	\$611,469	1,523	2 STORY, C-BC	55	\$374,981	\$231,269	\$135,136	1.711
09-09-34-315-003	2110 SHADFORD RD	0064	401	07/06/21	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$369,800	50.31	\$739,556	2,494	2 STORY, C-BC	53	\$397,770	\$337,230	\$195,306	1.727
09-09-33-419-001	1411 MORTON AV	0064	401	07/16/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$335,500	51.62	\$671,031	1,924	2 STORY, C-BC	54	\$376,084	\$273,916	\$155,235	1.765
09-09-33-429-021	1706 SHADFORD RD	0064	401	06/29/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$307,000	49.52	\$614,001	1,550	2 STORY, C-BC	54	\$371,132	\$248,868	\$138,782	1.793
09-09-33-104-034	1600 CAMBRIDGE RD	0064	401	03/28/23	\$1,265,000	WD	03-ARM'S LENGTH	\$1,265,000	\$633,700	50.09	\$1,267,369	3,357	2 STORY, B-A	54	\$396,900	\$868,100	\$483,594	1.795
09-09-33-422-001	1415 BROOKLYN AV	0064	401	06/16/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$341,900	50.65	\$683,827	1,704	2 STORY, C-BC	55	\$365,837	\$309,163	\$167,363	1.847
09-09-34-309-021	2129 BROCKMAN BLV	0064	401	10/28/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$491,700	49.17	\$983,479	2,773	2 STORY, C-BC	64	\$387,591	\$612,409	\$313,625	1.953
09-09-33-230-015	1324 WELLS ST	0064	401	09/08/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$343,000	49.00	\$686,097	2,104	2 STORY, C-BC	52	\$372,342	\$327,658	\$165,134	1.984
09-09-33-423-002	1415 GRANGER AV	0064	401	03/28/22	\$725,000	CD	03-ARM'S LENGTH	\$725,000	\$352,000	48.55	\$703,944	2,083	1 1/2 ST, C-BC	55	\$365,837	\$359,163	\$177,951	2.018
09-09-33-231-011	1114 WOODLAWN AV	0064	401	04/28/21	\$647,000	WD	03-ARM'S LENGTH	\$647,000	\$304,600	47.08	\$609,199	1,535	2 STORY, C-BC	55	\$367,732	\$279,268	\$137,981	2.024
09-09-33-421-003	1505 BROOKLYN AV	0064	401	08/20/21	\$651,000	WD	03-ARM'S LENGTH	\$651,000	\$305,500	46.93	\$610,928	1,524	2 STORY, C-BC	55	\$365,837	\$285,163	\$140,052	2.036
09-09-33-105-034	1722 CAMBRIDGE RD	0064	401	04/13/21	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$535,100	44.59	\$1,070,260	4,406	2 STORY, B-A	54	\$416,250	\$783,750	\$373,720	2.097
09-09-33-121-017	1221 BALDWIN AV	0064	401	06/30/22	\$849,000	WD	03-ARM'S LENGTH	\$849,000	\$401,100	47.24	\$802,269	1,948	2 STORY, B-A	56	\$361,758	\$487,242	\$231,848	2.102
09-09-33-103-040	1119 LINCOLN AV	0064	401	11/05/21	\$970,000	WD	03-ARM'S LENGTH	\$970,000	\$442,800	45.65	\$885,568	2,250	2 STORY, B-A	85	\$188,068	\$781,932	\$367,105	2.130
09-09-33-429-012	1718 HARDING RD	0064	401	09/03/21	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$289,900	46.02	\$579,817	1,518	2 STORY, C-BC	51	\$381,979	\$248,021	\$113,050	2.194
09-09-33-417-021	1615 LINCOLN AV	0064	401	03/18/22	\$508,000	WD	03-ARM'S LENGTH	\$508,000	\$232,100	45.69	\$464,119	1,400	2 STORY, B-A	56	\$182,919	\$325,081	\$148,000	2.196
09-09-33-307-011	1302 GRANGER AV	0064	401	06/18/21	\$589,000	WD	03-ARM'S LENGTH	\$589,000	\$267,400	45.40	\$534,707	1,444	2 STORY, C-BC	53	\$338,100	\$250,900	\$112,347	2.233
09-09-33-420-002	1503 MORTON AV	0064	401	03/15/22	\$764,500	WD	03-ARM'S LENGTH	\$764,500	\$349,000	45.65	\$698,081	2,467	2 STORY, C-BC	54	\$369,290	\$395,210	\$173,048	2.284
09-09-33-418-003	1420 MORTON AV	0064	401	09/03/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$289,100	44.48	\$578,119	1,765	2 STORY, C-BC	54	\$357,764	\$292,236	\$125,917	2.321
09-09-33-228-019	1301 HORMAN CT	0064	401	05/13/21	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$279,400	44.35	\$558,814	1,484	2 STORY, C-BC	56	\$349,066	\$280,934	\$119,856	2.344
09-09-33-421-003	1505 BROOKLYN AV	0064	401	04/01/22	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$316,000	45.47	\$631,936	1,524	2 STORY, C-BC	55	\$365,837	\$329,163	\$140,052	2.350
09-09-33-416-010	1520 SHADFORD RD	0064	401	10/21/22	\$860,000	PTA	03-ARM'S LENGTH	\$860,000	\$393,800	45.79	\$787,659	2,002	2 STORY, C-BC	58	\$364,139	\$495,861	\$209,456	2.367
09-09-33-103-040	1119 LINCOLN AV	0064	401	04/14/22	\$1,078,049	WD	03-ARM'S LENGTH	\$1,078,049	\$442,800	41.07	\$885,568	2,250	2 STORY, B-A	85	\$188,068	\$889,981	\$367,105	2.424
09-09-33-307-003	1322 GRANGER AV	0064	401	10/05/22	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$452,400	43.09	\$904,714	2,364	2 STORY, B-A	57	\$380,975	\$669,025	\$275,652	2.427
09-09-33-228-001	1130 OLIVIA AV	0064	401	06/28/21	\$635,000	PTA	03-ARM'S LENGTH	\$635,000	\$277,000	43.62	\$554,048	1,250	2 STORY, C-BC	58	\$348,003	\$286,997	\$117,740	2.438
09-09-33-417-016	1508 MORTON AV	0064	401	11/15/22	\$767,000	WD	03-ARM'S LENGTH	\$767,000	\$330,800	43.13	\$661,696	1,974	2 STORY, C-BC	55	\$365,837	\$401,163	\$164,366	2.441
09-09-33-427-008	1602 MORTON AV	0064	401	06/16/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$350,900	43.86	\$701,716	1,736	2 STORY, C-BC	54	\$372,568	\$427,432	\$173,236	2.467
09-09-33-104-019	1120 BALDWIN AV	0064	401	09/30/22	\$905,000	WD	03-ARM'S LENGTH	\$905,000	\$402,000	44.42	\$804,019	2,150	2 STORY, C-BC	54	\$369,346	\$535,654	\$214,972	2.492
09-09-33-228-021	1141 S FOREST AV	0064	401	04/19/22	\$618,750	WD	03-ARM'S LENGTH	\$618,750	\$274,200	44.32	\$548,383	1,281	2 STORY, C-BC	53	\$347,407	\$271,343	\$105,777	2.565
09-09-33-429-024	1700 SHADFORD RD	0064	401	04/15/21	\$917,500	WD	03-ARM'S LENGTH	\$917,500	\$372,700	40.62	\$745,368	2,500	2 STORY, C-BC	64	\$377,961	\$539,539	\$209,947	2.570
09-09-33-228-008	1102 OLIVIA AV	0064	401	07/20/21	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$319,400	40.95	\$638,895	1,931	2 STORY, C-BC	58	\$344,436	\$435,564	\$168,262	2.589
09-09-33-229-012	1241 OLIVIA AV	0064	401	11/18/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$422,800	42.28	\$845,560	2,411	2 STORY, C-BC	66	\$372,568	\$627,432	\$233,923	2.682
09-09-33-231-005	1312 S FOREST AV	0064	401	12/15/22	\$701,000	WD	03-ARM'S LENGTH	\$701,000	\$292,000	41.65	\$583,985	1,404	2 STORY, C-BC	52	\$362,463	\$338,537	\$123,068	2.751
09-09-33-234-034	1209 WELLS ST	0064	401	11/14/22	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$357,200	41.78	\$714,300	2,000	2 STORY, C-BC	54	\$365,837	\$489,163	\$172,336	2.838
09-09-33-420-004	1507 MORTON AV	0064	401	03/01/22	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$304,500	41.71	\$608,996	1,464	2 STORY, C-BC	56	\$369,290	\$360,710	\$126,161	2.859
09-09-34-315-002	2402 BROCKMAN BLV	0064	401	05/05/21	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$327,600	39.71	\$655,140	2,280	2 STORY, C-BC	54	\$388,954	\$436,046	\$152,106	2.867
09-09-34-317-004	2121 WOODSIDE RD	0064	401	07/01/22	\$1,525,000	WD	03-ARM'S LENGTH	\$1,525,000	\$571,000	37.44	\$1,141,901	2,390	2 STORY, C-BC	70	\$392,391	\$1,132,609	\$394,479	2.871
09-09-33-431-009	1719 MORTON AV	0064	401	06/10/22	\$1,290,000	WD	03-ARM'S LENGTH	\$1,290,000	\$491,000	38.06	\$981,917	2,874	2 STORY, C-BC	60	\$381,927	\$908,073	\$315,784	2.876
09-09-33-228-010	1322 MINERVA RD	0064	401	08/05/22	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$260,700	42.39	\$521,318	1,127	2 STORY, C-BC	52	\$341,954	\$273,046	\$94,402	2.892

	\$20,066,814	\$9,377,909	2.140
AVERAGE ECF:			2.144
STD DEVIATION:			0.531
PREVIOUS YEAR ECF:		1.688	
APPROX NBHD % CHANGE:		27%	

**NBHD 0064**  
**2.1000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.	
09-09-34-312-006	2220 E STADIUM BLV	0067	401	07/08/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000		\$0	0.00	\$383,548	1,598	RANCH, C-BC	50	\$156,977	\$178,023	\$116,190	1.532
09-09-33-400-001	1801 CAYUGA PL	0067	401	05/25/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$183,900	52.54	\$367,762	1,284	1 1/2 ST, C-BC	50	\$165,841	\$184,159	\$103,549	1.778	
09-09-33-400-012	1810 E STADIUM BLV	0067	401	09/01/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$233,500	51.89	\$466,989	1,532	RANCH, C-BC	52	\$185,581	\$264,419	\$144,312	1.832	
09-12-04-110-004	2016 ANDERSON AV	0067	401	07/16/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$233,000	51.78	\$466,054	1,936	1 1/2 ST, C-BC	54	\$153,151	\$296,849	\$160,463	1.850	
09-12-04-111-144	2209 FERDON RD	0067	401	07/01/21	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$230,300	50.08	\$460,506	1,844	2 STORY, C-BC	54	\$157,033	\$302,867	\$155,627	1.946	
09-09-33-408-012	1614 CHEROKEE RD	0067	401	07/13/22	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$203,100	50.02	\$406,217	1,707	RANCH, C-BC	52	\$146,266	\$259,734	\$133,308	1.948	
09-09-33-403-013	2010 DEVOLSON AV	0067	401	05/09/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$214,900	49.40	\$429,858	1,712	1 1/2 ST, C-BC	52	\$141,900	\$293,100	\$147,671	1.985	
09-12-03-201-006	2115 HALL AV	0067	401	09/29/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$409,200	48.14	\$818,488	2,246	RANCH, B-A	55	\$155,825	\$694,175	\$339,827	2.043	
09-09-33-400-025	2005 FRIEZE AV	0067	401	09/29/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$227,100	46.82	\$454,126	1,948	1 1/2 ST, C-BC	53	\$149,037	\$335,963	\$156,456	2.147	
09-09-33-409-009	1634 E STADIUM BLV	0067	401	07/16/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$226,200	45.70	\$452,442	1,896	2 STORY, C-BC	52	\$152,684	\$342,316	\$153,722	2.227	
09-09-34-318-003	2009 HALL AV	0067	401	10/22/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$264,700	45.25	\$529,381	2,120	RANCH, C-BC	55	\$165,343	\$419,657	\$186,686	2.248	
09-09-33-409-026	1705 CHEROKEE RD	0067	401	11/08/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$189,500	45.66	\$378,920	1,170	RANCH, C-BC	53	\$147,451	\$267,549	\$118,702	2.254	
09-09-33-404-004	2909 BROCKMAN BLV	0067	401	07/19/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$234,800	44.30	\$469,562	1,846	RANCH, C-BC	59	\$156,679	\$373,321	\$160,453	2.327	
09-09-33-438-008	2005 E STADIUM BLV	0067	401	06/02/22	\$557,500	WD	03-ARM'S LENGTH	\$557,500	\$243,500	43.68	\$486,986	2,138	2 STORY, C-BC	52	\$149,285	\$408,215	\$168,766	2.419	
09-09-34-314-004	2504 BROCKMAN BLV	0067	401	01/31/23	\$905,000	WD	03-ARM'S LENGTH	\$905,000	\$346,200	38.25	\$692,363	2,501	2 STORY, C-BC	70	\$169,087	\$735,913	\$299,015	2.461	
09-09-33-410-010	1815 PACKARD ST	0067	401	09/08/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$188,000	43.22	\$375,906	1,163	1 1/2 ST, C-BC	49	\$153,688	\$281,312	\$113,958	2.469	
09-09-33-402-009	2007 DEVOLSON AV	0067	401	09/15/22	\$502,000	WD	03-ARM'S LENGTH	\$502,000	\$207,600	41.35	\$415,173	1,275	RANCH, C-BC	52	\$150,835	\$351,165	\$135,558	2.591	
09-09-33-428-018	1619 E STADIUM BLV	0067	401	04/02/21	\$592,500	WD	03-ARM'S LENGTH	\$592,500	\$227,700	38.43	\$455,436	1,940	2 STORY, C-BC	54	\$148,830	\$443,670	\$157,234	2.822	
09-09-33-400-013	1800 E STADIUM BLV	0067	401	07/19/22	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$243,500	38.35	\$486,936	2,090	2 STORY, C-BC	49	\$169,624	\$465,376	\$162,724	2.860	

AVERAGE ECF:	\$6,897,783	\$3,114,221	2.215
STD DEVIATION:			2.197
PREVIOUS YEAR ECF:			1.750
APPROX NBHD % CHANGE:			27%

**NBHD 0067**  
**2.2000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-33-412-020	1430 SOUTH BLV	0068	401	08/20/21	\$216,500	WD	03-ARM'S LENGTH	\$216,500	\$134,300	62.03	\$268,572	960	RANCH, C-BC	55	\$97,674	\$118,826	\$83,365	1.425
09-09-33-407-018	1920 BROCK CT	0068	401	11/30/21	\$285,000	CD	03-ARM'S LENGTH	\$285,000	\$149,400	52.42	\$298,868	1,128	RANCH, C-BC	53	\$95,367	\$189,633	\$96,446	1.966
09-09-33-407-012	1905 PACKARD ST	0068	401	09/14/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$161,200	48.85	\$322,450	1,458	2 STORY, C-BC	50	\$105,562	\$224,438	\$105,799	2.121
09-09-33-407-009	1508 SOUTH BLV	0068	401	09/15/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,500	48.17	\$289,011	1,174	1 1/2 ST, C-BC	52	\$97,674	\$202,326	\$93,335	2.168
09-09-33-408-022	1501 SOUTH BLV	0068	401	06/30/21	\$338,960	WD	03-ARM'S LENGTH	\$338,960	\$153,600	45.32	\$307,168	1,008	RANCH, C-BC	50	\$99,626	\$239,334	\$101,240	2.364
09-09-33-411-006	1450 COLER RD	0068	401	03/20/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$117,500	37.30	\$235,013	960	RANCH, C-BC	51	\$84,736	\$230,264	\$83,487	2.758

\$1,204,821      \$563,672      2.137  
 AVERAGE ECF:      2.134  
 STD DEVIATION:      0.441  
 PREVIOUS YEAR ECF:      1.800  
 APPROX NBHD % CHANGE:      19%

**NBHD 0068**  
**2.1000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-05-303-210	226 W OAKBROOK DR	0069	401	09/01/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$198,700	65.15	\$397,434	1,470	C-BC	85	\$70,000	\$235,000	\$211,248	1.112
09-12-05-303-192	123 W OAKBROOK DR	0069	401	08/24/21	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$198,700	63.28	\$397,434	1,470	C-BC	85	\$70,000	\$244,000	\$211,248	1.155
09-12-05-303-187	117 W OAKBROOK DR	0069	401	01/06/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$185,600	55.40	\$371,232	1,250	C-BC	84	\$70,000	\$265,000	\$210,799	1.257
09-12-05-303-174	114 W OAKBROOK DR	0069	401	05/18/21	\$310,500	WD	03-ARM'S LENGTH	\$310,500	\$183,000	58.94	\$366,010	1,470	C-BC	85	\$70,000	\$240,500	\$190,974	1.259
09-12-05-303-222	235 W OAKBROOK DR	0069	401	05/20/22	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$213,600	57.89	\$427,213	1,470	C-BC	85	\$70,000	\$299,000	\$230,460	1.297
09-12-05-303-219	229 W OAKBROOK DR	0069	401	07/08/22	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$199,300	55.21	\$398,617	1,250	C-BC	85	\$70,000	\$291,000	\$212,011	1.373
09-12-05-303-207	224 W OAKBROOK DR	0069	401	07/29/22	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$202,500	55.03	\$404,980	1,250	RANCH, C-BC	84	\$70,000	\$298,000	\$216,116	1.379
09-12-05-205-213	233 FIELDCREST ST	0069	401	05/06/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$144,200	54.42	\$288,381	1,494	2 STORY, C-BC	66	\$75,000	\$190,000	\$137,665	1.380
09-12-08-201-037	2914 SIGNATURE BLV	0069	401	08/12/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$138,700	53.35	\$277,455	1,400	C-BC	83	\$70,000	\$190,000	\$133,842	1.420
09-12-05-303-095	113 PONDS VIEW DR	0069	401	03/09/22	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$196,800	53.33	\$393,678	1,822	2 STORY, C-BC	72	\$65,000	\$304,000	\$212,050	1.434
09-12-05-303-127	441 SUMARK WAY	0069	401	05/10/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$174,000	52.73	\$348,064	1,481	RANCH, C-BC	72	\$70,000	\$260,000	\$179,396	1.449
09-12-05-303-082	199 KINGSBROOK DR	0069	401	09/22/22	\$425,900	WD	03-ARM'S LENGTH	\$425,900	\$224,900	52.81	\$449,898	1,822	2 STORY, C-BC	76	\$65,000	\$360,900	\$248,321	1.453
09-12-05-303-195	133 W OAKBROOK DR	0069	401	05/31/22	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$192,500	52.31	\$384,968	1,250	C-BC	84	\$70,000	\$298,000	\$203,205	1.466
09-12-05-100-067	2289 S MAIN ST	0069	401	09/07/22	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$151,200	52.14	\$302,433	1,254	C-BC	82	\$70,000	\$220,000	\$149,957	1.467
09-12-05-400-081	300 BRIARCREST DR	0069	401	09/08/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$88,300	51.94	\$176,568	983	C-BC	69	\$35,000	\$135,000	\$91,334	1.478
09-12-08-201-017	2954 SIGNATURE BLV	0069	401	06/08/21	\$268,800	WD	03-ARM'S LENGTH	\$268,800	\$138,100	51.38	\$276,297	1,412	C-BC	83	\$70,000	\$198,800	\$133,095	1.494
09-12-05-100-067	2289 S MAIN ST	0069	401	02/15/23	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$142,100	48.33	\$284,289	1,254	C-BC	82	\$70,000	\$224,000	\$149,957	1.494
09-12-05-205-216	239 FIELDCREST ST	0069	401	04/08/21	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$127,200	50.48	\$254,402	1,126	2 STORY, C-BC	67	\$75,000	\$177,000	\$115,743	1.529
09-12-05-100-052	2259 S MAIN ST	0069	401	06/22/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$126,200	50.48	\$252,368	1,086	C-BC	83	\$70,000	\$180,000	\$117,657	1.530
09-12-05-303-104	164 KINGSBROOK AV	0069	401	08/03/22	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$196,500	50.40	\$393,005	1,730	2 STORY, C-BC	75	\$65,000	\$324,900	\$211,616	1.535
09-12-05-100-070	2295 S MAIN ST	0069	401	10/08/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$132,800	50.11	\$265,618	1,196	C-BC	83	\$70,000	\$195,000	\$126,205	1.545
09-12-05-203-089	2024 AUDUBON DR	0069	401	10/18/21	\$305,000	OTH	03-ARM'S LENGTH	\$305,000	\$152,700	50.07	\$305,412	1,442	2 STORY, C-BC	69	\$75,000	\$230,000	\$148,653	1.547
09-12-05-303-060	155 KINGSBROOK AV	0069	401	05/07/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$177,500	50.00	\$354,919	1,730	RANCH, C-BC	77	\$60,000	\$295,000	\$190,270	1.550
09-12-05-100-051	2257 S MAIN ST	0069	401	09/30/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$136,200	49.53	\$272,498	1,254	C-BC	83	\$70,000	\$205,000	\$130,644	1.569
09-12-05-400-074	250 BRIARCREST DR	0069	401	06/15/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$91,300	49.35	\$182,634	983	C-BC	69	\$35,000	\$150,000	\$95,248	1.575
09-12-05-303-052	533 GALEN CIR	0069	401	02/07/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$170,500	45.47	\$341,085	1,693	2 STORY, C-BC	70	\$70,000	\$305,000	\$193,632	1.575
09-12-05-100-026	2207 S MAIN ST	0069	401	08/31/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$135,700	49.35	\$271,477	1,190	C-BC	82	\$70,000	\$205,000	\$129,985	1.577
09-12-05-303-088	120 PONDS VIEW DR	0069	401	02/15/22	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$179,700	48.96	\$359,435	1,730	2 STORY, C-BC	77	\$65,000	\$302,000	\$189,958	1.590
09-12-05-205-224	255 FIELDCREST ST	0069	401	07/12/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$144,200	48.88	\$284,881	1,494	2 STORY, C-BC	66	\$75,000	\$220,000	\$137,665	1.598
09-12-05-203-097	2009 MARRA DR	0069	401	02/10/23	\$636,000	OTH	03-ARM'S LENGTH	\$636,000	\$284,500	44.73	\$569,093	2,290	RANCH, C-BC	76	\$125,000	\$511,000	\$317,209	1.611
09-12-05-303-025	534 GALEN CIR	0069	401	10/01/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$190,300	48.18	\$380,524	1,693	2 STORY, C-BC	72	\$70,000	\$325,000	\$200,338	1.622
16-05-303-064	163 KINGSBROOK AV	0069	401	12/09/21	\$389,000	PTA	03-ARM'S LENGTH	\$389,000	\$187,100	48.10	\$374,157	1,730	C-BC	75	\$65,000	\$324,000	\$199,456	1.624
09-12-05-203-078	2001 AUDUBON DR	0069	401	06/30/22	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$171,500	50.29	\$342,999	1,442	2 STORY, C-BC	68	\$75,000	\$266,000	\$162,522	1.637
09-12-05-100-046	2247 S MAIN ST	0069	401	04/26/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$136,200	47.79	\$272,498	1,254	C-BC	83	\$70,000	\$215,000	\$130,644	1.646
09-12-05-400-087	300 BRIARCREST DR	0069	401	05/28/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$88,300	47.47	\$176,568	983	C-BC	69	\$35,000	\$151,000	\$91,334	1.653
09-12-05-303-080	195 KINGSBROOK AV	0069	401	07/30/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$182,200	47.32	\$364,349	1,730	2 STORY, C-BC	77	\$60,000	\$325,000	\$196,354	1.655
09-12-05-100-069	2293 S MAIN ST	0069	401	05/21/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$121,200	47.53	\$242,383	1,086	C-BC	83	\$70,000	\$185,000	\$111,215	1.663
09-12-05-400-099	350 BRIARCREST DR	0069	401	08/13/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$88,300	47.22	\$176,568	983	C-BC	69	\$35,000	\$152,000	\$91,334	1.664
09-12-05-400-135	275 BRIARCREST DR	0069	401	06/25/21	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$90,000	47.12	\$180,052	983	C-BC	69	\$35,000	\$156,000	\$93,582	1.667
09-12-08-201-027	2934 SIGNATURE BLV	0069	401	11/16/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$138,700	47.02	\$277,455	1,400	C-BC	83	\$70,000	\$225,000	\$133,842	1.681
09-12-05-100-029	2213 S MAIN ST	0069	401	05/14/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$115,100	46.98	\$230,185	1,086	C-BC	83	\$70,000	\$175,000	\$103,345	1.693
09-12-05-400-129	275 BRIARCREST DR	0069	401	06/24/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$101,800	48.48	\$203,660	983	C-BC	68	\$35,000	\$175,000	\$102,280	1.711
09-12-05-303-116	117 PONDS VIEW DR	0069	401	02/18/22	\$398,400	WD	03-ARM'S LENGTH	\$398,400	\$183,300	46.01	\$366,576	1,730	2 STORY, C-BC	77	\$65,000	\$333,400	\$194,565	1.714
09-12-05-400-050	175 BRIARCREST DR	0069	401	05/26/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$87,300	45.95	\$174,536	983	C-BC	69	\$35,000	\$155,000	\$90,023	1.722
09-12-05-303-068	171 KINGSBROOK AV	0069	401	06/18/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$175,900	45.69	\$351,826	1,730	2 STORY, C-BC	75	\$60,000	\$325,000	\$188,275	1.726
09-12-05-100-065	2285 S MAIN ST	0069	401	03/28/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$120,600	43.54	\$241,230	1,086	C-BC	82	\$70,000	\$207,000	\$119,825	1.728
09-12-05-203-081	2007 AUDUBON DR	0069	401	03/01/22	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$152,700	45.86	\$305,412	1,442	2 STORY, C-BC	69	\$75,000	\$258,000	\$148,653	1.736
09-12-05-400-047	175 BRIARCREST DR	0069	401	09/15/22	\$208,650	WD	03-ARM'S LENGTH	\$208,650	\$94,800	45.43	\$189,578	983	C-BC	68	\$35,000	\$173,650	\$99,728	1.741
09-12-05-303-050	555 GALEN CIR	0069	401	04/16/21	\$468,000	WD	03-ARM'S LENGTH	\$468,000	\$212,000	45.30	\$423,912	1,935	2 STORY, C-BC	73	\$70,000	\$398,000	\$228,330	1.743
09-12-05-400-095	350 BRIARCREST DR	0069	401	01/04/22	\$209,500	WD	03-ARM'S LENGTH	\$209,500	\$94,900	45.30	\$189,854	1,134	C-BC	70	\$35,000	\$174,500	\$99,906	1.747
09-12-05-400-044	175 BRIARCREST DR	0069	401	09/02/22	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$91,000	45.27	\$182,078	1,134	C-BC	68	\$35,000	\$166,000	\$94,889	1.749
09-12-05-205-225	257 FIELDCREST ST	0069	401	02/27/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$132,900	42.87	\$265,882	1,247	2 STORY, C-BC	65	\$75,000	\$235,000	\$133,577	1.759
09-12-05-303-085	126 PONDS VIEW DR	0069	401	11/19/21	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$173,900	44.88	\$347,740	1,730	2 STORY, C-BC	75	\$60,000	\$327,500	\$185,639	1.764
09-12-08-201-015	2958 SIGNATURE BLV	0069	401	06/01/21	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$128,100	45.35	\$256,140	1,135	C-BC	83	\$70,000	\$212,500	\$120,090	1.770
09-12-05-203-091	2028 AUDUBON DR	0069	401	04/30/21	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$151,400	44.93	\$302,742	1,442	2 STORY, C-BC	69	\$75,000	\$262,000	\$146,930	1.783
09-12-05-400-110	350 BRIARCREST DR	0069	401	03/04/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$84,800	44.63	\$169,552	1,134	C-BC	69	\$35,000	\$155,000	\$86,808	1.786
09-12-05-303-026	536 GALEN CIR	0069	401	04/14/22	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$207,500									



## 2024 RESIDENTIAL ECF ANALYSIS

09-12-05-303-023	530 GALEN CIR	0069	401	08/19/22	\$451,900	WD	03-ARM'S LENGTH	\$451,900	\$196,400	43.46	\$392,870	1,481	RANCH, C-BC	71	\$70,000	\$381,900	\$208,303	1.833
09-12-05-100-028	2211 S MAIN ST	0069	401	07/01/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$127,900	44.10	\$255,729	1,086	C-BC	82	\$70,000	\$220,000	\$119,825	1.836
09-12-05-400-067	250 BRIARCREST DR	0069	401	03/22/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$83,900	39.95	\$167,845	1,134	C-BC	68	\$35,000	\$175,000	\$94,889	1.844
09-12-05-205-068	111 FIELDCREST ST	0069	401	12/30/22	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$69,200	40.12	\$138,475	834	RANCH, C-BC	57	\$42,000	\$130,500	\$68,911	1.894
09-12-05-400-054	175 BRIARCREST DR	0069	401	12/14/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,800	42.40	\$169,552	1,134	C-BC	69	\$35,000	\$165,000	\$86,808	1.901
09-12-08-201-013	2962 SIGNATURE BLV	0069	401	02/17/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$128,100	42.70	\$256,184	1,104	C-BC	83	\$70,000	\$230,000	\$120,119	1.915
09-12-05-205-009	101 FIELDCREST ST	0069	401	04/02/21	\$161,500	WD	03-ARM'S LENGTH	\$161,500	\$69,300	42.91	\$138,655	900	RANCH, C-BC	58	\$42,000	\$119,500	\$62,358	1.916
09-12-05-205-010	101 FIELDCREST ST	0069	401	04/08/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,800	42.45	\$131,523	811	RANCH, C-BC	58	\$42,000	\$113,000	\$57,757	1.956
09-12-05-205-024	103 FIELDCREST ST	0069	401	04/26/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$70,600	41.53	\$141,223	885	RANCH, C-BC	58	\$42,000	\$128,000	\$64,015	2.000
09-12-05-205-158	125 FIELDCREST ST	0069	401	06/15/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,300	39.61	\$142,527	811	RANCH, C-BC	57	\$42,000	\$138,000	\$64,856	2.128
09-12-05-205-148	123 FIELDCREST ST	0069	401	08/15/22	\$213,800	WD	03-ARM'S LENGTH	\$213,800	\$81,900	38.31	\$163,734	945	RANCH, C-BC	57	\$42,000	\$171,800	\$78,538	2.187
09-12-05-205-220	247 FIELDCREST ST	0069	401	04/22/22	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$135,500	38.39	\$270,982	1,247	2 STORY, C-BC	66	\$75,000	\$278,000	\$126,440	2.199
09-12-05-100-006	111 GOLFVIEW LA	0069	401	11/04/22	\$527,500	WD	03-ARM'S LENGTH	\$527,500	\$207,600	39.36	\$415,293	2,369	1 1/2 ST, C-BC	46	\$161,484	\$366,016	\$153,917	2.378
09-12-05-203-120	473 VILLAGE OAKS CT	0069	401	05/13/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$136,300	35.40	\$272,667	1,213	2 STORY, C-BC	67	\$63,000	\$322,000	\$135,269	2.380

AVERAGE ECF:	\$17,441,366	\$10,714,064	1.628
STD DEVIATION:			1.670
PREVIOUS YEAR ECF:			0.244
APPROX NBHD % CHANGE:		1.429	14%

**NBHD 0069**  
**1.6000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-04-101-011	1366 KENSINGTON DR	0070	401	12/21/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$87,200	50.70	\$174,384	598	RANCH, D-CD	53	\$80,026	\$91,974	\$49,662	1.852
09-12-04-115-004	1535 MARLBOROUGH DR	0070	401	07/05/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$236,400	50.84	\$472,751	2,668	2 STORY, C-BC	59	\$81,828	\$383,172	\$205,749	1.862
09-12-04-113-013	1450 MARLBOROUGH DR	0070	401	06/21/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$115,200	49.66	\$230,499	1,064	RANCH, C-BC	47	\$82,139	\$149,861	\$79,337	1.889
09-12-04-201-015	1279 HARPST ST	0070	401	11/15/22	\$311,825	WD	03-ARM'S LENGTH	\$311,825	\$166,900	53.52	\$333,776	1,200	RANCH, C-BC	52	\$91,263	\$220,562	\$101,640	2.170
09-12-04-204-037	1265 KENSINGTON DR	0070	401	07/13/22	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$153,700	45.07	\$307,311	1,300	RANCH, C-BC	52	\$90,935	\$250,065	\$113,882	2.196
09-12-04-104-001	1375 ROSEWOOD ST	0070	401	08/04/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,400	42.47	\$254,764	1,040	1 1/2 ST, C-BC	55	\$78,109	\$221,891	\$94,468	2.349
09-12-04-204-044	1227 MARLBOROUGH DR	0070	401	06/24/22	\$238,500	WD	03-ARM'S LENGTH	\$238,500	\$105,300	44.15	\$210,562	624	RANCH, C-BC	52	\$94,801	\$143,699	\$60,927	2.359
09-12-04-116-014	1575 KENSINGTON DR	0070	401	07/22/21	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$148,900	41.36	\$297,869	1,128	2 STORY, C-BC	63	\$85,694	\$274,306	\$111,671	2.456
09-12-04-102-005	1385 KENSINGTON DR	0070	401	11/19/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$224,900	40.16	\$449,820	1,904	RANCH, C-BC	77	\$80,810	\$479,190	\$194,216	2.467
09-12-04-102-014	1386 JEWETT AV	0070	401	04/28/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$135,700	41.12	\$271,476	1,252	RANCH, C-BC	54	\$87,374	\$242,626	\$96,896	2.504
09-12-04-201-024	1341 HARPST ST	0070	401	07/26/22	\$275,900	WD	03-ARM'S LENGTH	\$275,900	\$113,200	41.03	\$226,319	936	RANCH, D-CD	52	\$78,109	\$197,791	\$78,005	2.536
09-12-04-116-029	1424 JEWETT AV	0070	401	11/12/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$157,000	39.75	\$314,013	1,218	RANCH, C-BC	59	\$89,104	\$305,896	\$118,373	2.584
09-12-04-204-029	1236 KENSINGTON DR	0070	401	05/28/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$145,900	38.91	\$291,773	2,448	1 1/2 ST, C-BC	50	\$83,716	\$291,284	\$111,260	2.618
09-12-04-118-003	1419 ROSEWOOD ST	0070	401	06/16/21	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$128,000	38.44	\$256,058	1,324	RANCH, C-BC	58	\$78,109	\$254,891	\$95,160	2.679
09-12-04-104-004	1392 HARPST ST	0070	401	05/20/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$124,500	38.31	\$249,031	1,040	RANCH, C-BC	52	\$78,109	\$246,891	\$89,959	2.744
09-12-04-117-011	1511 JEWETT AV	0070	401	05/20/21	\$401,500	WD	03-ARM'S LENGTH	\$401,500	\$147,700	36.79	\$295,324	1,370	RANCH, C-BC	53	\$93,611	\$307,889	\$107,868	2.854
09-12-04-115-005	1549 MARLBOROUGH DR	0070	401	05/23/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$150,800	35.48	\$301,699	1,248	1 1/2 ST, C-BC	56	\$81,700	\$343,300	\$115,789	2.965

	\$4,405,288	\$1,824,862	2.414	<b>NBHD 0070</b>
AVERAGE ECF:			2.417	<b>2.4000</b>
STD DEVIATION:			0.334	
PREVIOUS YEAR ECF:		2.000		<b>Mobile homes - 3.00</b>
APPROX NBHD % CHANGE:		21%		

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-03-300-013	2874 KIMBERLEY RD	0071	401	05/04/21	\$612,000	WD	03-ARM'S LENGTH	\$612,000	\$402,900	65.83	\$805,709	2,944	2 STORY, C-BC	80	\$99,179	\$512,821	\$381,908	1.343
09-12-03-301-006	2770 KIMBERLEY RD	0071	401	10/29/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$232,500	58.13	\$464,977	2,203	2 STORY, C-BC	66	\$101,162	\$298,838	\$196,657	1.520
09-12-04-112-005	1867 ROBERT ST	0071	401	01/10/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$323,200	56.21	\$646,336	2,921	2 STORY, C-BC	80	\$90,505	\$484,495	\$300,449	1.613
09-12-03-304-004	2677 KIMBERLEY RD	0071	401	07/02/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$225,800	53.76	\$451,643	1,708	RANCH, C-BC	59	\$121,790	\$298,210	\$178,299	1.673
09-12-04-123-001	1880 ROBERT ST	0071	401	11/12/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$293,900	53.44	\$587,792	2,206	2 STORY, C-BC	80	\$96,771	\$453,229	\$265,417	1.708
09-12-03-303-014	2600 KIMBERLEY RD	0071	401	07/15/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$358,500	52.72	\$717,053	2,270	RANCH, C-BC	81	\$102,973	\$577,027	\$331,935	1.738
09-12-03-208-096	2385 ST FRANCIS DR	0071	401	11/09/21	\$557,000	WD	03-ARM'S LENGTH	\$557,000	\$284,600	51.10	\$569,260	1,990	RANCH, C-BC	68	\$108,492	\$448,508	\$249,064	1.801
09-12-04-121-003	2535 VICTORIA AV	0071	401	07/20/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$231,900	50.97	\$463,718	1,820	2 STORY, C-BC	70	\$96,439	\$358,561	\$198,529	1.806
09-12-03-201-072	2330 ST FRANCIS DR	0071	401	10/07/22	\$544,000	WD	03-ARM'S LENGTH	\$544,000	\$275,900	50.72	\$551,810	1,953	RANCH, C-BC	66	\$108,165	\$435,835	\$239,808	1.817
09-12-03-223-004	1914 INDEPENDENCE BLV	0071	401	11/12/21	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$204,600	48.83	\$409,102	1,584	2 STORY, C-BC	63	\$107,389	\$311,611	\$163,088	1.911
09-12-03-201-080	2115 CRESTLAND DR	0071	401	06/15/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$304,000	48.64	\$607,937	2,798	2 STORY, C-BC	67	\$108,165	\$516,835	\$270,147	1.913
09-12-03-305-083	2955 KIMBERLEY RD	0071	401	04/06/22	\$445,000	QC	03-ARM'S LENGTH	\$445,000	\$211,200	47.46	\$422,347	1,269	RANCH, C-BC	94	\$95,923	\$349,077	\$176,445	1.978
09-12-03-305-009	2779 KIMBERLEY RD	0071	401	08/29/22	\$704,900	WD	03-ARM'S LENGTH	\$704,900	\$330,800	46.93	\$661,621	1,710	RANCH, C-BC	85	\$100,129	\$604,771	\$303,509	1.993
09-12-03-305-084	2965 KIMBERLEY RD	0071	401	03/15/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$246,100	46.43	\$492,100	1,555	2 STORY, C-BC	94	\$97,063	\$432,937	\$213,534	2.027
09-12-03-208-002	2423 POWELL AV	0071	401	07/14/21	\$567,000	WD	03-ARM'S LENGTH	\$567,000	\$241,600	42.61	\$483,160	2,461	2 STORY, C-BC	59	\$98,586	\$468,414	\$207,878	2.253
09-12-03-303-004	2634 KIMBERLEY RD	0071	401	06/01/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$240,200	41.77	\$480,462	2,561	1 1/2 ST, C-BC	56	\$102,973	\$472,027	\$204,048	2.313
09-12-03-301-001	2027 CALUMET AV	0071	401	11/15/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$145,600	42.82	\$291,115	1,100	RANCH, C-BC	59	\$100,428	\$239,572	\$103,074	2.324
09-12-03-220-006	2150 INDEPENDENCE BLV	0071	401	09/10/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$138,600	42.00	\$277,284	1,307	RANCH, C-BC	53	\$102,045	\$227,955	\$94,724	2.407
09-12-03-300-021	2859 GLADSTONE AV	0071	401	07/30/21	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$229,700	40.65	\$459,401	1,392	SPLIT LVL, C-BC	81	\$126,564	\$438,436	\$179,912	2.437
09-12-03-202-005	1945 INDEPENDENCE BLV	0071	401	06/08/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$179,900	40.43	\$359,701	1,512	2 STORY, C-BC	57	\$98,947	\$346,053	\$140,948	2.455
09-12-03-313-002	2935 SHADY LA	0071	401	08/27/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$104,800	38.11	\$209,577	864	RANCH, C-BC	56	\$63,103	\$211,897	\$79,175	2.676
09-12-03-203-002	1929 CAMELOT RD	0071	401	06/07/21	\$438,000	WD	03-ARM'S LENGTH	\$438,000	\$166,300	37.97	\$332,593	1,804	2 STORY, C-BC	53	\$97,267	\$340,733	\$127,203	2.679
09-12-04-112-003	1890 INDEPENDENCE BLV	0071	401	04/14/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$152,800	37.73	\$305,585	1,289	RANCH, C-BC	57	\$101,215	\$303,785	\$110,470	2.750
09-12-03-203-003	1933 CAMELOT RD	0071	401	09/23/22	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$194,800	36.62	\$389,642	1,872	RANCH, C-BC	70	\$98,764	\$433,236	\$156,639	2.766
09-12-03-202-006	1955 INDEPENDENCE BLV	0071	401	04/08/22	\$453,500	WD	03-ARM'S LENGTH	\$453,500	\$166,000	36.60	\$332,010	1,320	2 STORY, C-BC	58	\$98,176	\$355,324	\$126,397	2.811
09-12-03-304-021	2600 POWELL AV	0071	401	08/05/22	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$117,300	36.94	\$234,631	864	RANCH, C-BC	52	\$100,260	\$217,240	\$72,633	2.991

AVERAGE ECF: \$10,137,427 1.999  
 STD DEVIATION: \$5,071,890 2.142  
 PREVIOUS YEAR ECF: 1.650  
 APPROX NBHD % CHANGE: 21%

**NBHD 0071  
1.9000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-03-212-026	2236 MEDFORD RD	0072	401	11/08/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$155,700	50.24	\$311,430	1,214	RANCH, C-BC	53	\$88,849	\$221,051	\$105,991	2.086
09-12-03-210-009	5 BUCKINGHAM CT	0072	401	09/09/22	\$423,925	WD	03-ARM'S LENGTH	\$423,925	\$211,800	49.96	\$423,643	1,952	RANCH, C-BC	52	\$98,983	\$324,942	\$154,600	2.102
09-12-03-305-046	2618 ESSEX RD	0072	401	03/15/23	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$226,000	49.56	\$452,044	1,907	SPLIT LVL, C-BC	52	\$104,494	\$351,506	\$157,619	2.230
09-12-03-219-007	2249 INDEPENDENCE BLV	0072	401	05/28/21	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$193,200	45.67	\$386,358	1,862	2 STORY, C-BC	55	\$84,996	\$338,004	\$147,006	2.299
09-12-03-305-040	2704 COLONY RD	0072	401	06/04/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$216,600	45.60	\$433,216	2,275	2 STORY, C-BC	57	\$98,172	\$376,828	\$163,436	2.306
09-12-03-216-022	2435 MANCHESTER RD	0072	401	09/22/22	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$178,700	46.18	\$357,439	1,292	RANCH, C-BC	52	\$93,295	\$293,705	\$125,783	2.335
09-12-03-308-030	2789 COLONY RD	0072	401	02/08/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$212,800	46.77	\$425,670	1,539	RANCH, C-BC	52	\$97,290	\$357,710	\$148,925	2.402
09-12-03-307-041	2418 COLONY CT	0072	401	02/17/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$199,000	44.72	\$397,986	1,530	2 STORY, C-BC	52	\$90,150	\$354,850	\$139,608	2.542
09-12-03-305-031	2772 COLONY RD	0072	401	06/11/21	\$513,000	WD	03-ARM'S LENGTH	\$513,000	\$210,300	40.99	\$420,551	1,986	2 STORY, C-BC	53	\$104,494	\$408,506	\$154,174	2.650
09-12-03-216-002	2420 YORKSHIRE RD	0072	401	12/13/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$170,000	42.50	\$339,985	1,172	RANCH, C-BC	52	\$91,975	\$308,025	\$112,476	2.739

**NBHD 0072**  
**2.3000**

AVERAGE ECF: \$3,335,127 \$1,409,618 2.366  
 STD DEVIATION: 2.369  
 PREVIOUS YEAR ECF: 0.218  
 APPROX NBHD % CHANGE: 2.205 7%

0072 1.35



## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-02-304-021	3421 RICHARD ST	0074	401	05/02/22	\$109,000	QC	03-ARM'S LENGTH	\$109,000	\$85,200	78.17	\$170,442	699	RANCH, C-BC	54	\$40,000	\$69,000	\$56,714	1.217
09-12-02-202-044	2391 JEANNE ST	0074	401	08/22/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$83,000	57.24	\$165,916	695	RANCH, C-BC	54	\$40,000	\$105,000	\$54,746	1.918
09-12-02-319-011	2821 PITTSFIELD BLV	0074	401	10/29/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$79,900	49.94	\$159,740	699	RANCH, C-BC	55	\$40,000	\$120,000	\$52,061	2.305
09-12-02-203-016	2310 FERNWOOD AV	0074	401	08/16/21	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$84,000	48.28	\$168,001	699	RANCH, C-BC	61	\$40,000	\$134,000	\$57,658	2.324
09-12-02-318-027	3408 OAKWOOD ST	0074	401	04/06/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$73,700	47.86	\$147,384	695	RANCH, C-BC	56	\$40,000	\$114,000	\$48,371	2.357
09-12-02-302-014	2390 JEANNE ST	0074	401	04/23/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$76,000	47.20	\$151,906	703	RANCH, C-BC	55	\$40,000	\$121,000	\$50,408	2.400
09-12-02-202-014	2314 PITTSFIELD BLV	0074	401	09/10/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$78,200	47.11	\$156,397	695	RANCH, D-CD	55	\$40,000	\$126,000	\$52,431	2.403
09-12-02-303-013	2403 PITTSFIELD BLV	0074	401	06/24/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$75,800	46.79	\$151,582	695	RANCH, C-BC	55	\$40,000	\$122,000	\$50,262	2.427
09-12-02-203-005	2317 PARKWOOD AV	0074	401	10/13/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$70,700	46.51	\$141,314	614	RANCH, C-BC	55	\$40,000	\$112,000	\$45,637	2.454
09-12-02-320-031	3382 NORWOOD ST	0074	401	08/16/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$70,700	46.51	\$141,314	614	RANCH, C-BC	55	\$40,000	\$112,000	\$45,637	2.454
09-12-02-318-053	2656 WHITEWOOD ST	0074	401	10/28/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$93,400	50.49	\$186,756	703	RANCH, C-BC	54	\$40,000	\$145,000	\$58,726	2.469
09-12-02-202-005	2268 PITTSFIELD BLV	0074	401	10/13/21	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$78,300	45.79	\$156,590	699	RANCH, C-BC	55	\$40,000	\$131,000	\$52,518	2.494
09-12-02-319-035	3414 NORWOOD ST	0074	401	07/25/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$77,500	46.97	\$155,046	614	RANCH, C-BC	54	\$40,000	\$125,000	\$50,020	2.499
09-12-02-304-011	3418 EDGEWOOD DR	0074	401	03/10/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$81,800	46.74	\$163,646	699	RANCH, C-BC	57	\$40,000	\$135,000	\$53,759	2.511
09-12-02-318-010	2625 PITTSFIELD BLV	0074	401	06/01/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$77,200	46.79	\$154,338	614	RANCH, C-BC	54	\$40,000	\$125,000	\$49,712	2.514
09-12-02-320-029	2848 PITTSFIELD BLV	0074	401	07/21/22	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$95,000	46.57	\$189,976	703	RANCH, C-BC	60	\$40,000	\$164,000	\$65,207	2.515
09-12-02-318-023	2663 PITTSFIELD BLV	0074	401	12/02/22	\$169,500	WD	03-ARM'S LENGTH	\$169,500	\$78,900	46.55	\$157,751	614	RANCH, C-BC	54	\$40,000	\$129,500	\$50,107	2.584
09-12-02-306-023	2546 PITTSFIELD BLV	0074	401	06/21/21	\$176,086	WD	03-ARM'S LENGTH	\$176,086	\$78,300	44.47	\$156,683	699	RANCH, C-BC	55	\$40,000	\$136,086	\$52,560	2.589
09-12-02-304-023	3427 RICHARD ST	0074	401	04/01/21	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$76,800	44.39	\$153,517	703	RANCH, C-BC	56	\$40,000	\$133,000	\$51,134	2.601
09-12-02-320-033	3386 NORWOOD ST	0074	401	08/18/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$77,600	44.34	\$155,140	699	RANCH, C-BC	55	\$40,000	\$135,000	\$51,865	2.603
09-12-02-305-005	3516 CAROLYN ST	0074	401	12/07/21	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$72,500	45.60	\$144,965	614	RANCH, C-BC	55	\$40,000	\$119,000	\$45,637	2.608
09-12-02-318-014	2635 PITTSFIELD BLV	0074	401	03/20/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$78,400	46.12	\$156,823	614	RANCH, C-BC	54	\$40,000	\$130,000	\$49,712	2.615
09-12-02-209-124	2340 PARKWOOD AV	0074	401	10/07/22	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$77,200	44.75	\$154,338	614	RANCH, C-BC	54	\$40,000	\$132,500	\$49,712	2.665
09-12-02-202-043	2389 JEANNE ST	0074	401	01/16/23	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$84,300	44.84	\$168,653	695	RANCH, C-BC	54	\$40,000	\$148,000	\$54,746	2.703
09-12-02-209-106	2272 PARKWOOD AV	0074	401	01/10/22	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$72,700	44.19	\$145,416	614	RANCH, C-BC	55	\$40,000	\$124,500	\$45,833	2.716
09-12-02-304-027	3439 RICHARD ST	0074	401	09/09/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$85,600	43.90	\$171,229	699	RANCH, C-BC	54	\$40,000	\$155,000	\$57,056	2.717
09-12-02-318-041	2622 WHITEWOOD ST	0074	401	07/30/21	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$71,000	43.03	\$141,945	614	RANCH, C-BC	55	\$40,000	\$125,000	\$45,921	2.722
09-12-02-306-020	2540 PITTSFIELD BLV	0074	401	08/31/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$91,500	46.68	\$182,970	699	RANCH, C-BC	54	\$40,000	\$156,000	\$57,211	2.727
09-12-02-203-009	2331 PARKWOOD AV	0074	401	08/24/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$83,000	43.68	\$165,916	695	RANCH, C-BC	54	\$40,000	\$150,000	\$54,746	2.740
09-12-02-302-013	2426 PITTSFIELD BLV	0074	401	09/24/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$80,700	42.47	\$161,492	695	RANCH, C-BC	55	\$40,000	\$150,000	\$54,726	2.741
09-12-02-318-011	2627 PITTSFIELD BLV	0074	401	09/16/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$85,000	43.59	\$169,950	699	RANCH, C-BC	54	\$40,000	\$155,000	\$56,500	2.743
09-12-02-205-011	2386 FERNWOOD AV	0074	401	08/31/21	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$77,800	42.28	\$155,575	699	RANCH, C-BC	55	\$40,000	\$144,000	\$52,061	2.766
09-12-02-320-027	2840 PITTSFIELD BLV	0074	401	06/08/22	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$86,900	43.02	\$173,842	695	RANCH, C-BC	54	\$40,000	\$162,000	\$58,192	2.784
09-12-02-303-030	3435 EDGEWOOD DR	0074	401	05/20/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$68,700	41.64	\$137,429	614	RANCH, C-BC	55	\$40,000	\$125,000	\$43,887	2.848
09-12-02-304-015	3432 EDGEWOOD DR	0074	401	11/16/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$72,500	42.65	\$144,965	614	RANCH, C-BC	55	\$40,000	\$130,000	\$45,637	2.849
09-12-02-305-012	3452 RICHARD ST	0074	401	12/14/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$88,000	42.93	\$175,990	703	RANCH, C-BC	54	\$40,000	\$165,000	\$57,868	2.851
09-12-02-202-027	2307 FERNWOOD AV	0074	401	04/22/22	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$72,700	42.51	\$145,416	614	RANCH, C-BC	55	\$40,000	\$131,000	\$45,833	2.858
09-12-02-304-013	3425 EDGEWOOD DR	0074	401	07/19/21	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$79,200	41.04	\$158,382	703	RANCH, C-BC	55	\$40,000	\$153,000	\$53,325	2.869
09-12-02-203-015	2353 PARKWOOD AV	0074	401	03/14/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$81,800	41.95	\$163,699	703	RANCH, C-BC	55	\$40,000	\$155,000	\$53,782	2.882
09-12-02-302-011	2422 PITTSFIELD BLV	0074	401	11/04/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$88,400	44.20	\$176,810	695	RANCH, C-BC	54	\$40,000	\$160,000	\$54,746	2.923
09-12-02-206-004	2263 PITTSFIELD BLV	0074	401	12/19/22	\$200,650	WD	03-ARM'S LENGTH	\$200,650	\$84,600	42.16	\$169,156	695	RANCH, C-BC	54	\$40,000	\$160,650	\$54,960	2.923
09-12-02-202-038	2333 FERNWOOD AV	0074	401	07/01/21	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$75,800	40.43	\$151,582	695	RANCH, C-BC	55	\$40,000	\$147,500	\$50,262	2.935
09-12-02-206-011	3522 EDGEWOOD DR	0074	401	12/22/22	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$84,300	41.63	\$168,653	695	RANCH, C-BC	54	\$40,000	\$162,500	\$54,746	2.968

**NBHD 0074**  
**2.5000**

AVERAGE ECF: \$5,834,236 \$2,246,633 2.597  
 STD DEVIATION: 2.600  
 PREVIOUS YEAR ECF: 0.304  
 APPROX NBHD % CHANGE: 2.350  
 11%

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-02-403-001	3555 OAKWOOD ST	0075	401	09/02/22	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$97,200	66.12	\$194,389	960	RANCH, C-BC	51	\$72,120	\$74,880	\$67,927	1.102
09-12-02-406-005	2409 YOST BLV	0075	401	07/08/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$169,200	39.81	\$338,418	1,788	RANCH, C-BC	59	\$74,740	\$350,260	\$146,488	2.391
09-12-02-102-005	2310 PINECREST AV	0075	401	11/30/22	\$289,000	LC	03-ARM'S LENGTH	\$289,000	\$129,300	44.74	\$258,670	1,078	RANCH, C-BC	53	\$84,250	\$204,750	\$83,057	2.465
09-12-02-101-002	2352 YOST BLV	0075	401	06/11/21	\$317,700	WD	03-ARM'S LENGTH	\$317,700	\$127,800	40.23	\$255,640	1,048	RANCH, C-BC	67	\$71,896	\$245,804	\$99,321	2.475
09-12-02-101-005	2310 YOST BLV	0075	401	07/06/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$129,400	39.21	\$258,771	1,144	RANCH, C-BC	55	\$81,503	\$248,497	\$98,482	2.523
09-12-02-405-025	2376 YOST BLV	0075	401	08/27/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$119,400	39.80	\$238,880	1,322	RANCH, C-BC	54	\$71,625	\$228,375	\$90,408	2.526
09-12-02-406-008	2451 YOST BLV	0075	401	08/05/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$128,200	36.11	\$256,409	1,363	RANCH, C-BC	53	\$73,686	\$281,314	\$101,513	2.771
09-12-02-404-001	2388 PINECREST AV	0075	401	01/12/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$122,500	38.89	\$244,903	972	RANCH, D-CD	55	\$80,185	\$234,815	\$78,437	2.994

**NBHD 0075  
2.4000**

	\$1,868,695	\$765,633	2.441
AVERAGE ECF:			2.406
STD DEVIATION:			0.563
PREVIOUS YEAR ECF:		2.100	
APPROX NBHD % CHANGE:		16%	

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-02-104-016	2337 DARROW DR	0076	401	08/19/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$174,100	79.14	\$348,183	1,547	SPLIT LVL, C-BC	66	\$80,585	\$139,415	\$145,989	0.955
09-12-02-408-062	2919 BRANDYWINE DR	0076	401	08/27/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$123,400	54.84	\$246,862	1,484	SPLIT LVL, C-BC	53	\$82,875	\$142,125	\$105,798	1.343
09-12-02-401-031	3553 TERHUNE RD	0076	401	02/21/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$176,100	56.81	\$352,213	2,024	2 STORY, C-BC	52	\$85,177	\$224,823	\$152,592	1.473
09-12-02-401-015	19 DONEGAL CT	0076	401	01/20/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$132,400	51.92	\$264,704	1,604	SPLIT LVL, C-BC	53	\$84,755	\$170,245	\$114,617	1.485
09-12-02-408-045	2817 LILLIAN RD	0076	401	01/31/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$182,600	52.17	\$365,190	2,044	SPLIT LVL, C-BC	56	\$77,031	\$272,969	\$164,662	1.658
09-12-02-401-014	2725 BRANDYWINE DR	0076	401	06/04/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$125,200	45.36	\$250,323	1,728	SPLIT LVL, C-BC	53	\$77,343	\$198,657	\$111,600	1.780
09-12-02-408-026	3670 ELI DR	0076	401	10/18/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$182,000	48.53	\$364,099	2,168	SPLIT LVL, C-BC	53	\$78,961	\$296,039	\$155,558	1.903
09-12-02-401-017	17 DONEGAL CT	0076	401	12/30/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$158,100	45.83	\$316,284	1,666	SPLIT LVL, C-BC	52	\$89,206	\$255,794	\$129,759	1.971
09-12-02-402-021	4 GALLWAY CT	0076	401	05/06/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$162,600	41.16	\$325,114	1,912	RANCH, C-BC	53	\$87,243	\$307,757	\$151,510	2.031
09-12-02-104-009	7 BRISTOL CT	0076	401	03/10/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$141,900	42.36	\$283,823	1,523	SPLIT LVL, C-BC	52	\$80,002	\$254,998	\$116,469	2.189
09-12-02-104-013	3 BRISTOL CT	0076	401	05/27/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$121,600	38.60	\$243,147	1,093	RANCH, C-BC	53	\$82,875	\$232,125	\$103,401	2.245
09-12-02-402-027	2648 YOST BLV	0076	401	01/24/23	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$153,700	40.34	\$307,486	1,739	SPLIT LVL, C-BC	54	\$93,405	\$287,595	\$122,332	2.351
09-12-02-401-023	2815 BRANDYWINE DR	0076	401	09/16/22	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$135,700	35.80	\$271,492	1,738	SPLIT LVL, C-BC	52	\$75,542	\$303,458	\$124,809	2.431
09-12-02-400-011	2706 LILLIAN RD	0076	401	06/01/22	\$461,000	WD	03-ARM'S LENGTH	\$461,000	\$156,300	33.90	\$312,601	1,979	2 STORY, C-BC	53	\$75,542	\$385,458	\$150,993	2.553
09-12-02-401-019	15 DONEGAL CT	0076	401	03/18/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$119,000	31.73	\$238,086	1,037	RANCH, C-BC	53	\$84,589	\$290,411	\$97,769	2.970

	\$3,761,869	\$1,947,859	1.931
AVERAGE ECF:			1.956
STD DEVIATION:			0.525
PREVIOUS YEAR ECF:		1.750	
APPROX NBHD % CHANGE:		10%	

**NBHD 0076  
1.9000**



## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-02-311-017	2524 ELMWOOD AV	0077	401	05/27/22	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$141,100	107.71	\$282,167	1,866	1 1/2 ST, C-BC	41	\$87,467	\$43,533	\$99,846	0.436
09-12-02-320-007	2887 FERNWOOD AV	0077	401	01/04/22	\$177,300	WD	03-ARM'S LENGTH	\$177,300	\$99,300	56.01	\$198,660	750	RANCH, C-BC	55	\$78,509	\$98,791	\$61,616	1.603
09-12-02-322-019	3255 PACKARD RD	0077	401	08/17/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$127,900	54.19	\$255,820	1,248	2 STORY, C-BC	52	\$84,787	\$151,213	\$92,450	1.636
09-12-02-316-012	3325 NORWOOD ST	0077	401	05/12/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$129,800	54.08	\$259,639	1,347	RANCH, C-BC	55	\$78,509	\$161,491	\$97,908	1.649
09-12-02-315-004	2641 BELLWOOD AV	0077	401	08/15/22	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$195,700	54.82	\$391,381	1,350	2 STORY, C-BC	78	\$79,200	\$277,800	\$160,093	1.735
09-12-02-310-017	3129 OAKWOOD ST	0077	401	03/07/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$261,300	55.01	\$522,529	1,602	2 STORY, C-BC	74	\$66,781	\$408,219	\$227,874	1.791
09-12-02-301-006	3309 EDGEWOOD DR	0077	401	08/08/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$228,100	52.44	\$456,295	2,022	1 1/2 ST, C-BC	69	\$82,002	\$352,998	\$191,945	1.839
09-12-02-300-039	3240 OLDE HICKORY PL	0077	401	09/02/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$195,300	51.39	\$390,697	1,516	SPLIT LVL, C-BC	67	\$77,000	\$303,000	\$160,870	1.884
09-12-02-310-020	2555 ELMWOOD AV	0077	401	05/02/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$136,400	49.60	\$272,886	1,404	1 1/2 ST, C-BC	61	\$76,743	\$198,257	\$100,586	1.971
09-12-02-313-014	2720 MAPLEWOOD AV	0077	401	02/22/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$121,300	49.51	\$242,553	1,014	RANCH, C-BC	55	\$79,200	\$165,800	\$83,771	1.979
09-12-02-300-035	3260 OLDE HICKORY PL	0077	401	10/20/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$193,600	49.01	\$387,296	1,556	SPLIT LVL, C-BC	67	\$77,000	\$318,000	\$159,126	1.998
09-12-02-316-004	2651 PARKWOOD AV	0077	401	05/21/21	\$304,000	PTA	03-ARM'S LENGTH	\$304,000	\$140,600	46.25	\$281,114	1,366	1 1/2 ST, C-BC	57	\$92,333	\$211,667	\$102,044	2.074
09-12-02-313-007	2729 ELMWOOD AV	0077	401	08/18/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$166,700	47.63	\$333,470	1,310	RANCH, C-BC	58	\$79,200	\$270,800	\$130,395	2.077
09-12-02-312-021	2686 ELMWOOD AV	0077	401	12/23/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$104,400	47.45	\$208,838	792	RANCH, C-BC	56	\$79,200	\$140,800	\$66,481	2.118
09-12-02-316-010	2753 PARKWOOD AV	0077	401	09/15/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$117,300	44.26	\$234,568	1,120	1 1/2 ST, C-BC	55	\$78,509	\$186,491	\$84,356	2.211
09-12-02-324-011	2837 ELMWOOD AV	0077	401	10/06/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$150,300	45.41	\$300,648	1,340	1 1/2 ST, C-BC	55	\$79,200	\$251,800	\$113,563	2.217
09-12-02-308-002	2566 PARKWOOD AV	0077	401	11/24/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$153,800	45.24	\$307,638	1,388	1 1/2 ST, C-BC	55	\$80,933	\$259,067	\$116,259	2.228
09-12-02-300-038	3250 OLDE HICKORY PL	0077	401	07/19/21	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$177,500	43.08	\$355,086	1,556	SPLIT LVL, C-BC	68	\$77,000	\$335,000	\$150,317	2.229
09-12-02-314-017	2742 BELLWOOD AV	0077	401	09/09/21	\$231,900	WD	03-ARM'S LENGTH	\$231,900	\$101,100	43.60	\$202,168	650	RANCH, C-BC	55	\$79,200	\$152,700	\$66,469	2.297
09-12-02-309-017	3197 OAKWOOD ST	0077	401	08/19/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$124,400	42.90	\$248,834	1,138	1 1/2 ST, C-BC	55	\$80,138	\$209,862	\$91,187	2.301
09-12-02-324-015	2895 ELMWOOD AV	0077	401	10/28/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$131,900	44.71	\$263,896	1,100	1 1/2 ST, C-BC	54	\$79,200	\$215,800	\$89,139	2.421
09-12-02-308-008	3210 EDGEWOOD DR	0077	401	10/11/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$158,600	41.74	\$317,111	936	RANCH, C-BC	56	\$79,893	\$300,107	\$121,650	2.467
09-12-02-324-008	2808 MAPLEWOOD AV	0077	401	05/03/22	\$342,002	WD	03-ARM'S LENGTH	\$342,002	\$142,700	41.72	\$285,450	1,138	1 1/2 ST, C-BC	54	\$79,200	\$262,802	\$105,769	2.485
09-12-02-324-012	2851 ELMWOOD AV	0077	401	10/01/21	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$126,900	40.03	\$253,729	1,157	1 1/2 ST, C-BC	55	\$79,200	\$237,800	\$94,340	2.521
09-12-02-307-013	3333 OAKWOOD ST	0077	401	10/31/22	\$320,310	WD	03-ARM'S LENGTH	\$320,310	\$135,500	42.30	\$270,974	942	1 1/2 ST, C-BC	55	\$80,151	\$240,159	\$92,096	2.608
09-12-02-310-004	2544 MAPLEWOOD AV	0077	401	05/26/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$181,600	38.64	\$363,247	1,968	2 STORY, C-BC	49	\$79,200	\$390,800	\$145,665	2.683
09-12-02-312-010	2709 PLATT RD	0077	401	08/27/21	\$292,200	WD	03-ARM'S LENGTH	\$292,200	\$106,200	36.34	\$212,396	912	2 STORY, C-BC	52	\$79,200	\$213,000	\$71,998	2.958
09-12-02-323-013	2865 MAPLEWOOD AV	0077	401	08/30/21	\$292,100	WD	03-ARM'S LENGTH	\$292,100	\$109,300	37.42	\$218,687	1,008	1 1/2 ST, C-BC	55	\$79,200	\$212,900	\$71,532	2.976

AVERAGE ECF: 2.086  
 STD DEVIATION: 2.121  
 PREVIOUS YEAR ECF: 1.950  
 APPROX NBHD % CHANGE: 7%

**NBHD 0077  
2.0900**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-03-411-019	2715 LOOKOUT CIR	0078	401	07/20/22	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$155,100	51.02	\$310,170	1,441	RANCH, C-BC	53	\$81,260	\$222,740	\$133,087	1.674
09-12-03-403-079	2616 LOOKOUT CIR	0078	401	07/07/21	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$105,700	40.81	\$211,336	888	RANCH, C-BC	54	\$80,043	\$178,957	\$81,045	2.208
09-12-03-403-065	19 REVERE CT	0078	401	05/31/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$146,800	39.15	\$293,558	1,261	RANCH, C-BC	55	\$85,084	\$289,916	\$121,206	2.392
09-12-03-403-080	2608 LOOKOUT CIR	0078	401	06/17/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$125,100	35.24	\$250,219	1,512	SPLIT LVL, C-BC	51	\$79,220	\$275,780	\$105,555	2.613
09-12-03-411-003	2736 GLOUCESTER WAY	0078	401	06/10/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$146,100	34.38	\$292,293	1,261	RANCH, C-BC	56	\$80,614	\$344,386	\$123,069	2.798
09-12-03-403-067	2724 LOOKOUT CIR	0078	401	09/14/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$148,100	33.66	\$296,138	1,428	SPLIT LVL, C-BC	55	\$81,243	\$358,757	\$124,939	2.871

	\$1,670,536	\$688,901	2.425
AVERAGE ECF:			2.426
STD DEVIATION:			0.444
PREVIOUS YEAR ECF:		2.145	
APPROX NBHD % CHANGE:		13%	

**NBHD 0078  
2.4000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-03-408-010	2728 CUMBERLAND AV	0079	401	06/09/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$107,600	58.16	\$215,202	990	RANCH, C-BC	53	\$74,513	\$110,487	\$76,048	1.453
09-12-03-404-014	2726 CRANBROOK RD	0079	401	01/25/23	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$143,800	61.72	\$287,534	1,032	RANCH, C-BC	55	\$77,130	\$155,870	\$105,202	1.482
09-12-03-402-010	2851 CANTERBURY RD	0079	401	08/03/21	\$179,500	WD	03-ARM'S LENGTH	\$179,500	\$101,300	56.43	\$202,600	990	RANCH, C-BC	51	\$74,719	\$104,781	\$67,306	1.557
09-12-03-404-025	2604 CRANBROOK RD	0079	401	10/20/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$140,100	56.04	\$280,255	1,312	RANCH, C-BC	52	\$80,894	\$169,106	\$104,927	1.612
09-12-03-408-027	2658 HAMPSHIRE RD	0079	401	11/30/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$148,600	56.08	\$297,223	1,466	RANCH, C-BC	52	\$76,265	\$188,735	\$110,479	1.708
09-12-03-408-021	2711 TOWNER BLV	0079	401	08/22/21	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$150,100	50.54	\$300,203	1,352	RANCH, C-BC	56	\$75,990	\$221,010	\$121,196	1.824
09-12-03-407-005	2804 BEACON HILL ST	0079	401	11/10/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$118,100	53.68	\$236,180	986	RANCH, C-BC	52	\$74,719	\$145,281	\$75,732	1.918
09-12-10-118-002	3110 WOODMANOR CT	0079	401	09/30/21	\$241,061	PTA	03-ARM'S LENGTH	\$241,061	\$115,300	47.83	\$230,618	910	RANCH, C-BC	53	\$79,521	\$161,540	\$81,674	1.978
09-12-10-117-002	3023 WOODMANOR CT	0079	401	01/31/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$140,100	45.93	\$280,135	1,376	RANCH, C-BC	53	\$78,813	\$226,187	\$105,959	2.135
09-12-03-403-017	2613 HAMPSHIRE RD	0079	401	09/29/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$142,600	44.56	\$285,211	1,446	RANCH, C-BC	58	\$76,252	\$243,748	\$112,951	2.158
09-12-03-406-005	2840 CANTERBURY RD	0079	401	12/02/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$113,000	44.31	\$226,032	1,134	RANCH, C-BC	58	\$76,770	\$178,230	\$78,559	2.269
09-12-03-401-042	2608 BEACON HILL ST	0079	401	03/09/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$114,900	43.36	\$229,733	990	RANCH, C-BC	53	\$82,147	\$182,853	\$77,677	2.354
09-12-03-401-020	2321 EASY ST	0079	401	08/27/21	\$344,000	WD	03-ARM'S LENGTH	\$344,000	\$147,400	42.85	\$294,729	1,392	RANCH, C-BC	58	\$89,162	\$254,838	\$108,193	2.355
09-12-03-407-022	2753 CUMBERLAND AV	0079	401	07/25/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$133,900	42.51	\$267,710	986	RANCH, C-BC	62	\$76,540	\$238,460	\$100,616	2.370
09-12-03-406-025	2821 BEACON HILL ST	0079	401	08/13/21	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$135,400	41.41	\$270,730	1,506	RANCH, C-BC	56	\$76,863	\$250,137	\$104,793	2.387
09-12-03-406-024	2815 BEACON HILL ST	0079	401	07/15/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$118,700	42.39	\$237,463	986	RANCH, C-BC	52	\$77,390	\$202,610	\$84,249	2.405
09-12-03-408-001	2818 CUMBERLAND AV	0079	401	12/28/21	\$280,670	WD	03-ARM'S LENGTH	\$280,670	\$118,500	42.22	\$237,041	986	RANCH, C-BC	58	\$78,205	\$202,465	\$83,598	2.422
09-12-03-406-016	2705 BEACON HILL ST	0079	401	08/12/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$111,300	41.53	\$222,617	986	RANCH, C-BC	58	\$76,428	\$191,572	\$79,021	2.424
09-12-03-401-045	2751 CANTERBURY RD	0079	401	06/04/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$102,800	41.79	\$205,663	990	RANCH, C-BC	53	\$81,591	\$164,409	\$67,066	2.451
09-12-03-403-037	2731 HAMPSHIRE RD	0079	401	03/02/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$186,300	41.87	\$372,671	1,320	RANCH, C-BC	61	\$76,431	\$368,569	\$148,120	2.488
09-12-03-410-034	2710 RADCLIFFE AV	0079	401	01/30/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$168,700	41.15	\$337,437	1,032	RANCH, C-BC	64	\$78,695	\$331,305	\$129,371	2.561
09-12-03-403-015	2601 HAMPSHIRE RD	0079	401	08/15/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$115,900	40.67	\$231,889	986	RANCH, C-BC	52	\$83,425	\$201,575	\$78,139	2.580
09-12-03-407-019	2731 CUMBERLAND AV	0079	401	07/12/21	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$118,600	38.76	\$237,170	1,102	RANCH, C-BC	56	\$77,328	\$228,672	\$86,401	2.647
09-12-03-407-002	2820 BEACON HILL ST	0079	401	04/16/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$93,600	39.02	\$187,249	986	RANCH, C-BC	53	\$75,169	\$164,731	\$60,584	2.719
09-12-03-401-033	2715 CANTERBURY RD	0079	401	08/16/21	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$106,700	38.12	\$213,325	990	RANCH, C-BC	57	\$76,431	\$203,469	\$73,997	2.750
09-12-03-409-023	2718 HAMPSHIRE RD	0079	401	11/17/21	\$351,500	WD	03-ARM'S LENGTH	\$351,500	\$132,400	37.67	\$264,736	1,032	RANCH, C-BC	53	\$85,047	\$266,453	\$94,573	2.817
09-12-03-403-023	2651 HAMPSHIRE RD	0079	401	08/12/22	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$102,400	38.35	\$204,770	986	RANCH, C-BC	52	\$76,970	\$190,030	\$67,263	2.825
09-12-03-402-006	2831 CANTERBURY RD	0079	401	06/23/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$119,800	36.30	\$239,641	990	RANCH, C-BC	56	\$74,719	\$255,281	\$86,801	2.941

AVERAGE ECF: \$5,802,404 \$2,570,494 2.257  
 STD DEVIATION: 2.271  
 PREVIOUS YEAR ECF: 0.430  
 APPROX NBHD % CHANGE: 2.000  
 13%

**NBHD 0079  
2.2000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-35-306-011	1933 LINDSAY LA	0081	401	04/07/21	\$203,700	WD	03-ARM'S LENGTH	\$203,700	\$120,800	59.30	\$241,522	926	C-BC	81	\$76,000	\$127,700	\$118,230	1.080
09-12-10-103-058	3230 CARDINAL AV	0081	401	09/27/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$185,300	60.75	\$370,604	1,509	2 STORY, C-BC	81	\$74,000	\$231,000	\$211,860	1.090
09-12-10-201-037	3011 FOREST CREEK CT	0081	401	08/02/21	\$237,000	PTA	03-ARM'S LENGTH	\$237,000	\$128,500	54.22	\$256,982	966	C-BC	77	\$45,000	\$192,000	\$160,228	1.198
09-09-35-306-070	1873 LINDSAY LA	0081	401	09/02/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$152,100	55.31	\$304,102	1,402	C-BC	80	\$76,000	\$199,000	\$162,930	1.221
09-09-35-306-083	1911 LINDSAY LA	0081	401	02/27/23	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$153,300	52.88	\$306,554	1,402	C-BC	79	\$76,000	\$213,900	\$174,266	1.227
09-12-11-103-087	3129 VILLAGE CIR	0081	401	11/17/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$119,900	54.75	\$239,774	1,121	C-BC	78	\$50,000	\$169,000	\$133,644	1.265
09-12-10-103-055	3252 CARDINAL AV	0081	401	11/18/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$155,100	50.85	\$310,161	1,509	C-BC	81	\$74,000	\$231,000	\$181,662	1.272
09-09-35-306-057	1868 LINDSAY LA	0081	401	12/09/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$156,100	51.18	\$312,173	1,402	C-BC	79	\$76,000	\$229,000	\$178,513	1.283
09-12-11-103-090	3135 VILLAGE CIR	0081	401	10/19/21	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$106,500	52.99	\$213,059	1,121	C-BC	79	\$50,000	\$151,000	\$116,471	1.296
09-09-35-306-053	1856 LINDSAY LA	0081	401	01/21/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$118,300	49.92	\$236,583	926	C-BC	80	\$76,000	\$161,000	\$123,525	1.303
09-09-35-306-065	1869 LINDSAY LA	0081	401	08/31/22	\$254,650	WD	03-ARM'S LENGTH	\$254,650	\$127,500	50.07	\$255,027	926	C-BC	79	\$76,000	\$178,650	\$135,319	1.320
09-09-35-306-010	1939 LINDSAY LA	0081	401	04/08/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$120,800	51.40	\$241,522	926	C-BC	81	\$76,000	\$159,000	\$118,230	1.345
09-12-10-201-072	3068 FOREST CREEK CT	0081	401	10/14/21	\$208,500	WD	03-ARM'S LENGTH	\$208,500	\$106,900	51.27	\$213,806	1,012	C-BC	80	\$45,000	\$163,500	\$120,576	1.356
09-12-10-201-094	3004 FOREST CREEK CT	0081	401	10/26/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,900	48.24	\$197,876	968	C-BC	80	\$45,000	\$160,000	\$117,597	1.361
09-12-10-201-090	3014 FOREST CREEK CT	0081	401	04/13/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$99,300	50.92	\$198,691	968	C-BC	79	\$45,000	\$150,000	\$109,779	1.366
09-09-35-306-014	1937 LINDSAY LA	0081	401	04/09/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$147,200	50.76	\$294,306	1,402	C-BC	81	\$76,000	\$214,000	\$155,933	1.372
09-12-10-201-092	3018 FOREST CREEK CT	0081	401	06/17/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$107,300	47.69	\$214,541	1,012	C-BC	78	\$45,000	\$180,000	\$130,416	1.380
09-09-35-306-021	1958 LINDSAY LA	0081	401	04/21/21	\$288,800	WD	03-ARM'S LENGTH	\$288,800	\$145,800	50.48	\$291,634	1,402	C-BC	80	\$76,000	\$212,800	\$154,024	1.382
09-09-35-306-026	1936 LINDSAY LA	0081	401	04/20/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$119,700	50.08	\$239,489	926	C-BC	80	\$76,000	\$163,000	\$116,778	1.396
09-09-35-306-060	1854 LINDSAY LA	0081	401	06/29/21	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$152,100	49.22	\$304,102	1,402	C-BC	80	\$76,000	\$233,000	\$162,930	1.430
09-09-35-306-046	1894 LINDSAY LA	0081	401	10/20/21	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$143,900	46.27	\$287,809	1,402	C-BC	80	\$76,000	\$235,000	\$162,930	1.442
09-12-10-201-068	3078 FOREST CREEK CT	0081	401	09/28/21	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$106,900	48.61	\$213,806	1,012	C-BC	80	\$45,000	\$174,900	\$120,576	1.451
09-12-11-103-028	3107 AILSA CRAIG DR	0081	401	02/04/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$104,100	48.42	\$208,103	1,123	C-BC	77	\$50,000	\$165,000	\$112,931	1.461
09-09-35-306-067	1861 LINDSAY LA	0081	401	05/19/21	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$117,200	48.43	\$234,358	926	C-BC	80	\$76,000	\$166,000	\$113,113	1.468
09-12-10-201-080	3048 FOREST CREEK CT	0081	401	07/27/21	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$105,800	47.87	\$211,691	1,012	C-BC	79	\$45,000	\$176,000	\$119,065	1.478
09-09-35-306-056	1870 LINDSAY LA	0081	401	04/19/22	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$143,900	45.39	\$287,809	1,402	C-BC	80	\$76,000	\$241,000	\$162,930	1.479
09-09-35-306-049	1872 LINDSAY LA	0081	401	05/27/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,700	47.88	\$239,489	926	C-BC	80	\$76,000	\$174,000	\$116,778	1.490
09-09-35-306-077	1907 LINDSAY LA	0081	401	04/22/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,700	47.88	\$239,489	926	C-BC	80	\$76,000	\$174,000	\$116,778	1.490
09-12-10-103-054	3270 CARDINAL AV	0081	401	06/03/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$169,900	44.71	\$339,810	1,509	C-BC	79	\$74,000	\$306,000	\$204,469	1.497
09-12-11-103-023	3093 AILSA CRAIG DR	0081	401	12/23/21	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$107,300	47.48	\$214,623	1,121	C-BC	77	\$50,000	\$176,000	\$117,588	1.497
09-12-10-201-078	3044 FOREST CREEK CT	0081	401	03/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$98,000	43.56	\$195,963	968	C-BC	79	\$45,000	\$180,000	\$116,125	1.550
09-12-10-201-085	3022 FOREST CREEK CT	0081	401	04/07/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$112,500	43.27	\$224,973	966	C-BC	79	\$45,000	\$215,000	\$138,441	1.553
09-12-10-103-060	3210 CARDINAL AV	0081	401	04/11/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$155,900	43.31	\$311,706	1,509	2 STORY, C-BC	81	\$74,000	\$286,000	\$182,851	1.564
09-12-10-201-083	3036 FOREST CREEK CT	0081	401	06/02/21	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$101,200	45.79	\$202,336	968	C-BC	80	\$45,000	\$176,000	\$112,383	1.566
09-12-10-201-058	3065 FOREST CREEK CT	0081	401	04/01/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$116,900	42.51	\$233,717	1,084	C-BC	80	\$45,000	\$230,000	\$145,167	1.584
09-12-11-103-029	3109 AILSA CRAIG DR	0081	401	02/25/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,000	45.11	\$212,032	1,121	C-BC	77	\$50,000	\$185,000	\$115,737	1.598
09-12-11-103-076	3122 VILLAGE CIR	0081	401	06/24/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,200	44.98	\$220,337	1,121	C-BC	79	\$50,000	\$195,000	\$121,669	1.603
09-12-10-201-097	3179 BIRCH HOLLOW DR	0081	401	11/05/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$106,400	44.33	\$212,819	1,032	C-BC	79	\$45,000	\$195,000	\$119,871	1.627
09-12-11-103-026	3099 AILSA CRAIG DR	0081	401	03/08/23	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$118,300	41.95	\$236,578	1,003	C-BC	76	\$50,000	\$232,000	\$131,393	1.766

**NBHD 0081**  
**1.4000**

\$7,600,450    \$5,413,706

AVERAGE ECF: 1.404  
 STD DEVIATION: 0.143  
 PREVIOUS YEAR ECF: 1.420  
 APPROX NBHD % CHANGE: -1%

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-11-100-011	3231 CHARING CROSS RD	0082	401	07/27/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$175,100	46.69	\$350,275	1,912	RANCH, C-BC	52	\$99,245	\$275,755	\$176,782	1.560
09-12-11-102-062	3086 CHERRY TREE LA	0082	401	05/27/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$155,800	49.46	\$311,625	1,768	2 STORY, C-BC	77	\$56,484	\$258,516	\$164,607	1.571
09-12-11-209-035	3265 FERNWOOD AV	0082	401	01/30/23	\$263,700	WD	03-ARM'S LENGTH	\$263,700	\$111,600	42.32	\$223,253	984	RANCH, C-BC	57	\$65,368	\$198,332	\$108,886	1.821
09-12-11-102-063	3084 CHERRY TREE LA	0082	401	07/25/22	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$164,800	40.00	\$329,686	1,783	2 STORY, C-BC	77	\$56,484	\$355,516	\$192,396	1.848
09-12-11-205-003	3175 LORRAINE ST	0084	401	12/17/21	\$110,000	WD	21-NOT USED/OTHER	\$110,000	\$89,700	81.55	\$179,419	836	RANCH, C-BC	54	\$58,488	\$51,512	\$68,711	0.750
09-12-11-205-044	3450 LA SALLE DR	0084	401	03/18/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$82,300	76.92	\$164,660	936	1 1/2 ST, C-BC	55	\$55,832	\$51,168	\$61,834	0.828
09-12-11-208-044	3018 ASPEN LN	0084	401	01/26/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$165,100	53.26	\$330,111	1,936	2 STORY, C-BC	84	\$60,000	\$250,000	\$228,327	1.095
09-12-11-208-036	3021 ASPEN LN	0084	401	04/09/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$154,400	52.34	\$308,874	1,936	2 STORY, C-BC	86	\$60,000	\$235,000	\$199,099	1.180
09-12-11-208-041	3024 ASPEN LN	0084	401	06/15/22	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$180,700	49.10	\$361,379	1,936	2 STORY, C-BC	84	\$60,000	\$308,000	\$257,809	1.195
09-12-11-208-037	3023 ASPEN LN	0084	401	06/21/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$160,100	50.83	\$320,225	1,936	2 STORY, C-BC	85	\$60,000	\$255,000	\$208,180	1.225
09-12-11-208-034	3017 ASPEN LN	0084	401	12/22/22	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$170,000	48.16	\$340,043	1,894	2 STORY, C-BC	84	\$60,000	\$293,000	\$236,723	1.238
09-12-11-205-013	3300 LA SALLE DR	0084	401	09/16/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$109,000	55.90	\$218,022	952	RANCH, C-BC	54	\$67,796	\$127,204	\$88,368	1.439
09-12-11-201-074	3325 LA SALLE DR	0084	401	08/02/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$117,000	48.75	\$234,064	1,008	RANCH, C-BC	61	\$62,561	\$177,439	\$97,445	1.821
09-12-11-204-038	3130 LA SALLE DR	0084	401	07/30/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$105,400	43.92	\$210,790	960	RANCH, C-BC	59	\$67,397	\$172,603	\$84,349	2.046

ECF 84

AVERAGE ECF: 1.384  
 STD DEVIATION: 1.401  
 PREVIOUS YEAR ECF: 1.450  
 APPROX NBHD % CHANGE: -5%

**NBHD 0084  
1.3800**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-11-402-001	3268 MONUMENT DR	0083	401	09/23/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$155,700	55.61	\$311,317	1,657	2 STORY, C-BC	77	\$91,069	\$188,931	\$176,198	1.072
09-12-11-402-013	3220 MONUMENT DR	0083	401	06/01/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$162,100	51.46	\$324,173	1,936	2 STORY, C-BC	77	\$92,140	\$222,860	\$185,626	1.201
09-12-11-400-017	3262 WOE-BE-TIDE CT	0083	401	08/04/21	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$169,200	49.76	\$338,423	1,878	2 STORY, C-BC	77	\$94,259	\$245,741	\$195,331	1.258
09-12-11-100-134	3622 WEEBURN CT	0083	401	11/05/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$159,500	46.91	\$318,907	1,878	2 STORY, C-BC	74	\$94,199	\$245,801	\$187,257	1.313
09-12-11-100-044	3056 TURNBERRY LA	0083	401	10/19/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$156,000	46.57	\$312,095	1,953	2 STORY, C-BC	73	\$90,000	\$245,000	\$185,079	1.324
09-12-11-400-038	3346 TURNBERRY LA	0083	401	11/30/21	\$384,500	WD	03-ARM'S LENGTH	\$384,500	\$176,100	45.80	\$352,136	1,893	2 STORY, C-BC	78	\$90,000	\$294,500	\$218,447	1.348
09-12-11-100-125	3613 WEEBURN CT	0083	401	10/22/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$164,700	45.75	\$329,396	1,951	2 STORY, C-BC	75	\$92,742	\$267,258	\$197,212	1.355
09-12-11-100-135	3623 CA CANNY CT	0083	401	08/09/21	\$300,900	WD	03-ARM'S LENGTH	\$300,900	\$139,900	46.49	\$279,717	1,423	2 STORY, C-BC	76	\$91,587	\$209,313	\$150,504	1.391
09-12-11-400-018	3266 WOE-BE-TIDE CT	0083	401	07/27/22	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$181,300	44.23	\$362,625	1,938	2 STORY, C-BC	76	\$94,259	\$315,641	\$223,638	1.411
09-12-11-401-015	3225 MONUMENT DR	0083	401	05/20/21	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$152,100	45.74	\$304,168	1,633	2 STORY, C-BC	77	\$91,732	\$240,768	\$169,949	1.417
09-12-11-100-056	3104 TURNBERRY LA	0083	401	10/29/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$140,100	44.48	\$280,278	1,417	1 1/2 ST, C-BC	74	\$91,670	\$223,330	\$157,173	1.421
09-12-11-100-043	3052 TURNBERRY LA	0083	401	08/18/22	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$173,700	43.53	\$347,374	2,095	2 STORY, C-BC	73	\$90,000	\$309,000	\$214,478	1.441
09-12-11-100-030	3000 TURNBERRY LA	0083	401	05/31/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$171,500	42.88	\$342,902	1,909	2 STORY, C-BC	73	\$98,641	\$301,359	\$203,551	1.481
09-12-11-100-113	3158 AILSA CRAIG CT	0083	401	11/02/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$153,200	44.41	\$306,495	1,399	1 1/2 ST, C-BC	73	\$91,925	\$253,075	\$168,290	1.504
09-12-11-100-033	3012 TURNBERRY LA	0083	401	04/19/21	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$139,500	43.73	\$279,065	1,474	1 1/2 ST, C-BC	73	\$90,396	\$228,604	\$150,935	1.515
09-12-11-402-032	3295 TURNBERRY LA	0083	401	09/30/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$143,800	42.29	\$287,658	1,245	1 1/2 ST, C-BC	76	\$90,000	\$250,000	\$164,715	1.518
09-12-11-402-007	3244 MONUMENT DR	0083	401	06/11/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$150,800	41.89	\$301,578	1,620	2 STORY, C-BC	76	\$90,000	\$270,000	\$169,262	1.595
09-12-11-102-013	3061 TURNBERRY LA	0083	401	08/31/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$166,900	40.22	\$333,764	1,878	2 STORY, C-BC	73	\$89,745	\$325,255	\$203,349	1.599
09-12-11-400-008	3226 ROON THE BEN DR	0083	401	06/29/21	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$143,800	41.09	\$287,572	1,476	2 STORY, C-BC	76	\$91,396	\$258,604	\$156,941	1.648

**NBHD 0083**  
**1.4000**

	\$4,895,040	\$3,477,937	1.407
AVERAGE ECF:			1.411
STD DEVIATION:			0.143
PREVIOUS YEAR ECF:		1.250	
APPROX NBHD % CHANGE:		13%	

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-11-205-003	3175 LORRAINE ST	0084	401	12/17/21	\$110,000	WD	21-NOT USED/OTHER	\$110,000	\$89,700	81.55	\$179,419	836	RANCH, C-BC	54	\$58,488	\$51,512	\$68,711	0.750
09-12-11-205-044	3450 LA SALLE DR	0084	401	03/18/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$82,300	76.92	\$164,660	936	1 1/2 ST, C-BC	55	\$55,832	\$51,168	\$61,834	0.828
09-12-11-208-044	3018 ASPEN LN	0084	401	01/26/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$165,100	53.26	\$330,111	1,936	2 STORY, C-BC	84	\$60,000	\$250,000	\$228,327	1.095
09-12-11-208-036	3021 ASPEN LN	0084	401	04/09/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$154,400	52.34	\$308,874	1,936	2 STORY, C-BC	86	\$60,000	\$235,000	\$199,099	1.180
09-12-11-208-041	3024 ASPEN LN	0084	401	06/15/22	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$180,700	49.10	\$361,379	1,936	2 STORY, C-BC	84	\$60,000	\$308,000	\$257,809	1.195
09-12-11-208-037	3023 ASPEN LN	0084	401	06/21/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$160,100	50.83	\$320,225	1,936	2 STORY, C-BC	85	\$60,000	\$255,000	\$208,180	1.225
09-12-11-208-034	3017 ASPEN LN	0084	401	12/22/22	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$170,000	48.16	\$340,043	1,894	2 STORY, C-BC	84	\$60,000	\$293,000	\$236,723	1.238
09-12-11-205-013	3300 LA SALLE DR	0084	401	09/16/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$109,000	55.90	\$218,022	952	RANCH, C-BC	54	\$67,796	\$127,204	\$88,368	1.439
09-12-11-201-074	3325 LA SALLE DR	0084	401	08/02/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$117,000	48.75	\$234,064	1,008	RANCH, C-BC	61	\$62,561	\$177,439	\$97,445	1.821
09-12-11-204-038	3130 LA SALLE DR	0084	401	07/30/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$105,400	43.92	\$210,790	960	RANCH, C-BC	59	\$67,397	\$172,603	\$84,349	2.046
09-12-11-205-031	3461 CREEK DR	0084	401	04/01/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$99,800	41.58	\$199,535	944	RANCH, C-BC	57	\$60,891	\$179,109	\$78,775	2.274
09-12-11-207-036	3270 CREEK DR	0084	401	09/29/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$108,200	39.35	\$216,368	944	RANCH, C-BC	56	\$62,393	\$212,607	\$87,486	2.430

**NBHD 0084**

SF	\$971,642	\$566,968	1.714	<b>1.7000</b>
TH	\$1,341,000	\$1,130,138	1.187	<b>1.1000</b>
AVERAGE ECF:			1.460	
STD DEVIATION:			0.553	
PREVIOUS YEAR ECF SF:		1.600		
PREVIOUS YEAR ECF TH:		1.183		
APPROX NBHD % CHG SF:		0.071		
APPROX NBHD % CHG TH:		0.003		

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-10-109-016	3424 PLATT RD	0085	401	06/15/21	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$217,900	58.58	\$435,717	3,314	2 STORY, C-BC	50	\$59,422	\$312,578	\$221,350	1.412
09-12-10-114-010	3139 CARDINAL AV	0085	401	12/22/21	\$280,000	OTH	03-ARM'S LENGTH	\$280,000	\$166,400	59.43	\$332,813	1,348	2 STORY, C-BC	73	\$57,629	\$222,371	\$157,248	1.414
09-12-10-114-003	3168 MCCOMB ST	0085	401	09/29/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$85,500	54.81	\$171,083	756	1 1/2 ST, C-BC	53	\$56,185	\$99,815	\$67,587	1.477
09-12-10-108-009	3238 PLATT RD	0085	401	05/12/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$154,800	54.32	\$309,657	1,488	RANCH, C-BC	75	\$56,100	\$228,900	\$149,151	1.535
09-12-10-111-013	3020 ROSEDALE ST	0085	401	02/09/22	\$229,000	PTA	03-ARM'S LENGTH	\$229,000	\$125,900	54.98	\$251,878	1,633	RANCH, C-BC	53	\$56,100	\$172,900	\$111,873	1.546
09-12-10-107-021	3335 SPRINGBROOK AV	0085	401	11/28/22	\$180,000	MLC	03-ARM'S LENGTH	\$180,000	\$94,400	52.44	\$188,758	880	RANCH, C-BC	52	\$54,479	\$125,521	\$76,731	1.636
09-12-10-105-001	3352 NORDMAN RD	0085	401	05/23/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$210,100	51.24	\$420,254	2,303	RANCH, C-BC	65	\$56,100	\$353,900	\$208,088	1.701
09-12-10-115-011	2936 ST AUBIN AV	0085	401	09/23/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$68,600	49.00	\$137,276	661	RANCH, D-CD	52	\$56,100	\$83,900	\$46,386	1.809
09-12-10-110-006	3122 PLATT RD	0085	401	07/22/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,700	47.70	\$157,361	616	RANCH, C-BC	50	\$56,100	\$108,900	\$59,565	1.828
09-12-10-106-001	3344 SPRINGBROOK AV	0085	401	10/31/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$123,000	48.24	\$245,988	1,101	RANCH, C-BC	54	\$56,100	\$198,900	\$104,277	1.907
09-12-10-111-011	3064 ROSEDALE ST	0085	401	09/24/21	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$94,100	42.39	\$188,244	884	RANCH, C-BC	56	\$56,100	\$165,900	\$77,732	2.134
09-12-10-107-016	3267 SPRINGBROOK AV	0085	401	08/22/22	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$123,500	42.29	\$247,086	1,661	SPLIT LVL, C-BC	49	\$56,100	\$235,900	\$109,135	2.162
09-12-10-105-015	3257 MCCOMB ST	0085	401	10/29/21	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$115,200	41.59	\$230,463	980	RANCH, C-BC	58	\$56,100	\$220,900	\$99,636	2.217
09-12-10-103-035	2896 SHARON DR	0085	401	10/22/21	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$158,100	40.55	\$316,251	1,631	RANCH, C-BC	57	\$59,174	\$330,726	\$146,901	2.251
09-12-10-114-004	3154 MCCOMB ST	0085	401	10/06/22	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$126,900	41.07	\$253,711	946	RANCH, C-BC	56	\$56,185	\$252,815	\$108,471	2.331
09-12-10-108-002	3334 PLATT RD	0085	401	10/12/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,100	41.20	\$144,181	650	RANCH, C-BC	50	\$54,479	\$120,521	\$51,258	2.351
09-12-10-108-010	3222 PLATT RD	0085	401	06/01/22	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$114,200	35.80	\$228,398	1,040	RANCH, C-BC	50	\$56,100	\$262,900	\$98,456	2.670
09-12-10-112-013	3181 NORDMAN RD	0085	401	08/08/22	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$94,500	35.80	\$188,916	988	RANCH, C-BC	52	\$56,100	\$207,900	\$75,895	2.739
09-12-10-112-009	3129 NORDMAN RD	0085	401	10/27/21	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$76,200	36.72	\$152,368	720	RANCH, C-BC	53	\$56,100	\$151,400	\$55,010	2.752

	\$3,856,647	\$2,024,751	1.905
AVERAGE ECF:			1.993
STD DEVIATION:			0.449
PREVIOUS YEAR ECF:		1.750	
APPROX NBHD % CHANGE:		9%	

**NBHD 0085  
1.9000**



## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-10-102-016	2933 VERLE AV	0086	401	12/13/22	\$248,250	WD	03-ARM'S LENGTH	\$248,250	\$129,100	52.00	\$258,221	926	RANCH, C-BC	56	\$65,880	\$182,370	\$88,230	2.067
09-12-10-102-007	2869 VERLE AV	0086	401	09/30/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$123,500	45.74	\$246,962	1,272	SPLIT LVL, C-BC	53	\$65,880	\$204,120	\$97,882	2.085
09-12-10-102-006	2865 VERLE AV	0086	401	09/12/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$141,600	42.91	\$283,277	1,299	2 STORY, C-BC	54	\$65,880	\$264,120	\$117,512	2.248
09-12-10-102-035	2862 MARSHALL ST	0086	401	06/29/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,000	42.33	\$253,981	890	RANCH, C-BC	57	\$65,880	\$234,120	\$101,676	2.303
09-12-10-103-014	2871 MARSHALL ST	0086	401	05/07/21	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$116,000	41.58	\$232,045	902	RANCH, C-BC	54	\$66,202	\$212,798	\$89,645	2.374
09-12-10-109-012	2983 VERLE AV	0086	401	05/21/21	\$276,200	WD	03-ARM'S LENGTH	\$276,200	\$111,300	40.30	\$222,533	1,253	2 STORY, C-BC	54	\$67,031	\$209,169	\$84,055	2.488
09-12-10-103-011	2859 MARSHALL ST	0086	401	05/27/22	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$140,300	39.08	\$280,671	1,205	2 STORY, C-BC	54	\$66,202	\$292,798	\$115,929	2.526
09-12-10-102-004	2857 VERLE AV	0086	401	07/14/21	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$116,900	39.23	\$233,825	1,272	SPLIT LVL, C-BC	55	\$65,880	\$232,120	\$90,781	2.557
09-12-10-101-003	2862 VERLE AV	0086	401	05/11/21	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$116,600	38.61	\$233,201	1,248	SPLIT LVL, C-BC	57	\$65,880	\$236,120	\$90,444	2.611
09-12-10-103-024	2943 MARSHALL ST	0086	401	03/08/22	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$117,800	37.76	\$235,622	926	RANCH, C-BC	54	\$70,093	\$241,907	\$89,475	2.704

0086 1.118

AVERAGE ECF: 2.392  
 STD DEVIATION: 2.396  
 PREVIOUS YEAR ECF: 2.180  
 APPROX NBHD % CHANGE: 10%

**NBHD 0086  
2.4000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-11-205-044	3450 LA SALLE DR	0084	401	03/18/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$82,300	76.92	\$164,660	936	1 1/2 ST, C-BC	55	\$55,832	\$51,168	\$61,834	0.828
09-12-11-208-044	3018 ASPEN LN	0084	401	01/26/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$165,100	53.26	\$330,111	1,936	2 STORY, C-BC	84	\$60,000	\$250,000	\$228,327	1.095
09-12-11-208-036	3021 ASPEN LN	0084	401	04/09/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$154,400	52.34	\$308,874	1,936	2 STORY, C-BC	86	\$60,000	\$235,000	\$199,099	1.180
09-12-11-208-041	3024 ASPEN LN	0084	401	06/15/22	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$180,700	49.10	\$361,379	1,936	2 STORY, C-BC	84	\$60,000	\$308,000	\$257,809	1.195
09-12-11-208-037	3023 ASPEN LN	0084	401	06/21/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$160,100	50.83	\$320,225	1,936	2 STORY, C-BC	85	\$60,000	\$255,000	\$208,180	1.225
09-12-11-208-034	3017 ASPEN LN	0084	401	12/22/22	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$170,000	48.16	\$340,043	1,894	2 STORY, C-BC	84	\$60,000	\$293,000	\$236,723	1.238
09-12-11-205-013	3300 LA SALLE DR	0084	401	09/16/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$109,000	55.90	\$218,022	952	RANCH, C-BC	54	\$67,796	\$127,204	\$88,368	1.439
09-12-11-201-074	3325 LA SALLE DR	0084	401	08/02/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$117,000	48.75	\$234,064	1,008	RANCH, C-BC	61	\$62,561	\$177,439	\$97,445	1.821

**NBHD 0087**  
**1.2000**

Sales from ECF 084 - Similar ECF

\$1,696,811    \$1,377,786    1.232

AVERAGE ECF:    1.253

STD DEVIATION:    0.286

PREVIOUS YEAR ECF:    1.118

APPROX NBHD % CHANGE:    10%

PREVIOUS YEAR ECF:    1.570

APPROX NBHD % CHANGE:    #REF!

Sales from ECF 087- NONE    0087    1.118

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-10-201-118	3215 BAYLIS DR	0088	401	12/13/22	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$182,100	76.19	\$364,270	906	RANCH, C-BC	59	\$194,053	\$44,947	\$97,267	0.462
09-12-10-304-013	7 JAY LEE CT	0088	401	06/06/22	\$101,800	LC	03-ARM'S LENGTH	\$101,800	\$95,700	94.01	\$191,349	864	RANCH, C-BC	58	\$39,476	\$62,324	\$74,302	0.839
09-12-10-303-154	2124 STONE SCHOOL CIR	0088	401	08/12/22	\$152,800	WD	03-ARM'S LENGTH	\$152,800	\$70,300	46.01	\$172,685	1,100	RANCH, C-BC	84	\$40,000	\$112,800	\$123,084	0.916
09-12-10-303-171	2115 STONE SCHOOL CIR	0088	401	10/25/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$69,900	43.42	\$174,038	1,100	RANCH, C-BC	84	\$40,000	\$121,000	\$123,084	0.983
09-12-10-304-070	3032 CLOVERLY LANE	0088	401	08/10/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$102,300	53.84	\$204,617	1,380	2 STORY, C-BC	84	\$50,000	\$140,000	\$140,561	0.996
09-12-10-304-037	2064 CLOVERLY LANE	0088	401	07/13/22	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$108,100	50.75	\$216,105	1,380	2 STORY, C-BC	83	\$50,000	\$163,000	\$154,086	1.058
09-12-10-304-042	2080 CLOVERLY LANE	0088	401	11/07/22	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$107,500	50.47	\$215,008	1,380	2 STORY, C-BC	83	\$50,000	\$163,000	\$147,592	1.104
09-12-10-303-160	2110 STONE SCHOOL CIR	0088	401	09/15/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$81,700	48.92	\$163,466	1,100	RANCH, C-BC	85	\$40,000	\$127,000	\$112,242	1.131
09-12-10-303-151	2130 STONE SCHOOL CIR	0088	401	10/24/22	\$180,370	WD	03-ARM'S LENGTH	\$180,370	\$71,300	39.53	\$163,084	1,100	RANCH, C-BC	84	\$40,000	\$140,370	\$123,084	1.140
09-12-10-304-075	3018 CLOVERLY LANE	0088	401	07/12/22	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$104,600	47.87	\$209,104	1,380	2 STORY, C-BC	83	\$50,000	\$168,500	\$147,592	1.142
09-12-10-304-043	2084 CLOVERLY LANE	0088	401	11/23/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$97,600	47.61	\$195,153	1,380	2 STORY, C-BC	84	\$50,000	\$155,000	\$134,650	1.151
09-12-10-304-069	3034 CLOVERLY LANE	0088	401	07/13/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,600	47.84	\$239,267	1,863	2 STORY, C-BC	84	\$50,000	\$200,000	\$172,061	1.162
09-12-10-304-080	3016 CLOVERLY LANE	0088	401	12/09/21	\$207,000	WD	30-SHORT SALE	\$207,000	\$97,600	47.15	\$195,153	1,380	2 STORY, C-BC	84	\$50,000	\$157,000	\$134,650	1.166
09-12-10-304-022	2038 CLOVERLY LANE	0088	401	03/13/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$119,300	44.19	\$238,607	1,863	2 STORY, C-BC	83	\$50,000	\$220,000	\$188,607	1.166
09-12-10-303-150	2132 STONE SCHOOL CIR	0088	401	11/30/22	\$200,260	WD	03-ARM'S LENGTH	\$200,260	\$76,600	38.25	\$190,924	1,262	RANCH, C-BC	84	\$40,000	\$160,260	\$134,995	1.187
09-12-10-304-096	3033 CLOVERLY CT	0088	401	02/06/23	\$290,500	WD	03-ARM'S LENGTH	\$290,500	\$119,300	41.07	\$238,607	1,863	2 STORY, C-BC	83	\$50,000	\$240,500	\$188,607	1.275
09-12-10-201-116	3203 BAYLIS DR	0088	401	12/23/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$137,700	59.10	\$275,400	912	RANCH, C-BC	60	\$114,575	\$118,425	\$89,347	1.325
09-12-10-302-039	2 W EDEN CT	0088	401	01/13/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$87,200	60.14	\$174,356	864	RANCH, C-BC	59	\$40,960	\$104,040	\$76,226	1.365
09-12-10-303-138	2165 STONE SCHOOL CIR	0088	401	03/30/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$80,500	38.33	\$160,997	1,100	RANCH, C-BC	85	\$40,000	\$170,000	\$112,242	1.515
09-12-10-303-050	15 METROVIEW CT	0088	401	09/10/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$67,700	52.08	\$135,493	864	RANCH, C-BC	59	\$39,880	\$90,120	\$57,947	1.555
09-12-10-303-012	2089 STRATTON CT	0088	401	12/20/21	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$99,800	55.14	\$199,512	1,239	RANCH, C-BC	63	\$39,463	\$141,537	\$88,916	1.592
09-12-10-303-059	4 METROVIEW CT	0088	401	02/04/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$70,500	54.23	\$141,021	864	RANCH, C-BC	59	\$39,578	\$90,422	\$56,357	1.604
09-12-10-302-021	2431 SHADOWOOD DR	0088	401	07/13/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$84,600	52.88	\$169,260	864	RANCH, C-BC	60	\$41,784	\$118,216	\$70,820	1.669
09-12-10-301-010	2174 HEMLOCK DR	0088	401	05/27/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$93,200	50.38	\$186,334	1,167	SPLIT LVL, C-BC	59	\$39,000	\$146,000	\$81,852	1.784
09-12-10-302-083	6 BURLINGAME CT	0088	401	12/01/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$70,400	50.29	\$140,783	864	RANCH, C-BC	59	\$39,000	\$101,000	\$56,546	1.786
09-12-10-303-006	3145 STONE SCHOOL RD	0088	401	03/24/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,700	47.26	\$269,482	979	RANCH, C-BC	56	\$89,636	\$155,364	\$102,769	1.901
09-12-10-303-015	2095 STRATTON CT	0088	401	04/15/21	\$208,100	WD	03-ARM'S LENGTH	\$208,100	\$91,500	43.97	\$182,992	900	RANCH, C-BC	62	\$40,221	\$167,879	\$86,528	1.940
09-12-10-303-116	2187 HEMLOCK DR	0088	401	09/23/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,500	45.40	\$226,997	1,167	SPLIT LVL, C-BC	59	\$39,000	\$211,000	\$104,443	2.020
09-12-10-303-011	2087 STRATTON CT	0088	401	02/27/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$98,200	43.64	\$196,403	1,080	RANCH, C-BC	59	\$41,447	\$183,553	\$88,546	2.073
09-12-10-302-081	10 BURLINGAME CT	0088	401	09/03/21	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$68,700	41.89	\$137,311	864	RANCH, C-BC	59	\$40,859	\$123,141	\$58,456	2.107
09-12-10-301-002	2190 HEMLOCK DR	0088	401	06/24/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$97,800	43.47	\$195,683	1,167	SPLIT LVL, C-BC	58	\$39,450	\$185,550	\$86,796	2.138
09-12-10-302-032	16 W EDEN CT	0088	401	09/22/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,100	41.17	\$148,159	1,008	RANCH, C-BC	59	\$41,830	\$138,170	\$64,442	2.144
09-12-10-303-048	11 METROVIEW CT	0088	401	12/08/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$69,500	43.44	\$139,028	864	RANCH, C-BC	59	\$37,585	\$122,415	\$56,357	2.172
09-12-10-303-104	4 PLAINVIEW CT	0088	401	08/10/22	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$94,700	42.85	\$189,478	1,167	RANCH, C-BC	59	\$43,374	\$177,626	\$81,169	2.188
09-12-10-301-029	2153 CHAMPAGNE DR	0088	401	01/21/22	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$77,800	41.49	\$155,589	864	RANCH, C-BC	63	\$42,041	\$145,459	\$63,082	2.306
09-12-10-301-031	2157 E EDEN CT	0088	401	10/27/21	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$78,100	41.21	\$156,217	1,008	RANCH, C-BC	59	\$40,221	\$149,279	\$64,442	2.316
09-12-10-303-097	2163 HEMLOCK DR	0088	401	12/30/22	\$218,900	WD	03-ARM'S LENGTH	\$218,900	\$86,700	39.61	\$173,379	1,008	RANCH, C-BC	59	\$41,180	\$177,720	\$75,542	2.353
09-12-10-301-023	9 KILBRENNAN CT	0088	401	02/04/22	\$209,975	WD	03-ARM'S LENGTH	\$209,975	\$83,600	39.81	\$167,131	1,167	SPLIT LVL, C-BC	59	\$39,039	\$170,936	\$71,162	2.402
09-12-10-303-061	2123 CHAMPAGNE DR	0088	401	09/20/21	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$94,100	38.80	\$188,249	1,104	RANCH, C-BC	59	\$40,221	\$202,279	\$82,238	2.460
09-12-10-302-057	13 LUCERNE CT	0088	401	11/23/22	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$85,400	43.35	\$170,708	864	RANCH, C-BC	58	\$41,531	\$155,469	\$63,198	2.460
09-12-10-302-052	3 LUCERNE CT	0088	401	09/15/22	\$203,500	WD	03-ARM'S LENGTH	\$203,500	\$78,000	38.33	\$156,064	864	RANCH, C-BC	58	\$41,310	\$162,190	\$63,752	2.544
09-12-10-302-042	2146 CHAMPAGNE DR	0088	401	07/27/22	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$85,100	37.99	\$170,138	1,008	RANCH, C-BC	58	\$39,989	\$184,011	\$72,305	2.545
09-12-10-301-015	2158 HEMLOCK DR	0088	401	05/13/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$83,800	38.09	\$167,611	1,008	RANCH, C-BC	58	\$41,091	\$178,909	\$70,289	2.545
09-12-10-303-117	2189 HEMLOCK DR	0088	401	09/15/22	\$203,400	WD	03-ARM'S LENGTH	\$203,400	\$76,600	37.66	\$153,253	864	RANCH, C-BC	58	\$39,000	\$164,400	\$63,474	2.590
09-12-10-302-047	2136 CHAMPAGNE DR	0088	401	08/11/22	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$79,100	36.81	\$158,219	864	RANCH, C-BC	60	\$38,776	\$176,124	\$66,357	2.654
09-12-10-302-017	6 BLAIN CT	0088	401	07/07/21	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$82,700	33.08	\$165,320	1,167	SPLIT LVL, C-BC	61	\$39,445	\$210,555	\$76,288	2.760
09-12-10-303-062	3 FAUST CT	0088	401	05/19/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$70,600	33.62	\$141,290	1,008	RANCH, C-BC	59	\$40,780	\$169,220	\$60,915	2.778
09-12-10-301-011	2170 HEMLOCK DR	0088	401	06/21/21	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$68,500	33.58	\$137,073	864	RANCH, C-BC	59	\$39,989	\$164,011	\$58,839	2.787
09-12-10-301-026	6 KILBRENNAN CT	0088	401	08/13/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$68,300	32.68	\$136,659	864	RANCH, C-BC	59	\$40,560	\$168,440	\$58,242	2.892
09-12-10-301-008	2178 HEMLOCK DR	0088	401	08/19/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$74,800	34.16	\$149,646	864	RANCH, C-BC	58	\$39,000	\$180,000	\$61,470	2.928

SF	\$5,280,731	\$2,550,683	2.070	<b>NBHD 0088</b>
TH	\$2,438,430	\$2,137,137	1.141	
AVERAGE ECF:			1.822	<b>1.1000</b>
STD DEVIATION:			0.658	
PREVIOUS YEAR ECF SF:		1.750		
PREVIOUS YEAR ECF TH:		1.000		
APPROX NBHD % CHANGE SF:			18%	
APPROX NBHD % CHANGE TH:			14%	

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-09-109-017	3361 TACOMA CIR	0090	401	08/23/21	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$226,800	57.27	\$453,623	2,383	2 STORY, C-BC	65	\$117,267	\$278,733	\$217,004	1.284
09-12-09-109-011	3349 TACOMA CIR	0090	401	10/14/21	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$181,800	55.11	\$363,550	2,431	2 STORY, C-BC	46	\$122,102	\$207,798	\$155,773	1.334
09-12-04-405-021	2865 E EISENHOWER PKY	0090	401	06/22/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$213,800	50.90	\$427,699	2,431	2 STORY, C-BC	56	\$113,807	\$306,193	\$202,511	1.512
09-12-09-108-014	3352 TACOMA CIR	0090	401	05/11/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$185,700	50.19	\$371,319	2,367	SPLIT LVL, C-BC	58	\$109,490	\$260,510	\$168,922	1.542
09-12-09-102-008	2889 N BAYLIS DR	0090	401	06/17/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$200,700	50.81	\$401,486	1,807	2 STORY, C-BC	57	\$112,000	\$283,000	\$180,929	1.564
09-12-09-102-047	2890 E EISENHOWER PKY	0090	401	11/19/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$207,800	50.07	\$415,540	2,339	2 STORY, C-BC	57	\$119,137	\$295,863	\$185,252	1.597
09-12-09-109-005	3337 TACOMA CIR	0090	401	04/30/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$204,900	48.79	\$409,826	2,703	2 STORY, C-BC	55	\$121,490	\$298,510	\$186,023	1.605
09-12-09-100-032	2830 PEBBLE CREEK RD	0090	401	12/22/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$174,400	48.44	\$348,826	1,371	RANCH, C-BC	56	\$114,995	\$245,005	\$150,859	1.624
09-12-09-105-018	2823 PEBBLE CREEK RD	0090	401	06/11/21	\$385,200	WD	03-ARM'S LENGTH	\$385,200	\$179,900	46.70	\$359,755	1,712	RANCH, C-BC	58	\$114,074	\$271,126	\$158,504	1.711
09-12-09-108-058	3460 WEXFORD CT	0090	401	12/20/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$250,300	45.51	\$500,541	2,288	2 STORY, C-BC	69	\$113,328	\$436,672	\$242,008	1.804
09-12-04-405-002	1395 ESCH CT	0090	401	05/10/21	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$185,900	44.16	\$371,725	1,834	2 STORY, C-BC	59	\$118,021	\$302,979	\$163,680	1.851
09-12-09-102-020	2917 WARD CT	0090	401	06/15/21	\$438,000	WD	03-ARM'S LENGTH	\$438,000	\$189,400	43.24	\$378,893	2,332	SPLIT LVL, C-BC	57	\$111,775	\$326,225	\$172,334	1.893
09-12-04-408-039	2896 TICKNOR CT	0090	401	07/28/21	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$164,800	42.92	\$329,673	1,632	2 STORY, C-BC	59	\$109,847	\$274,153	\$141,823	1.933
09-12-04-407-004	2870 PAGE AV	0090	401	07/16/21	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$176,100	42.43	\$352,215	1,834	2 STORY, C-BC	56	\$108,600	\$306,400	\$157,171	1.949
09-12-09-105-033	2883 PEBBLE CREEK RD	0090	401	06/21/22	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$188,100	43.44	\$376,231	1,356	RANCH, C-BC	56	\$122,034	\$310,966	\$158,873	1.957
09-12-04-404-024	2865 ESCH AV	0090	401	10/25/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$183,500	43.18	\$367,050	1,834	2 STORY, C-BC	57	\$117,936	\$307,064	\$155,696	1.972
09-12-09-106-013	2941 PEBBLE CREEK RD	0090	401	05/24/21	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$173,700	42.11	\$347,482	1,950	2 STORY, C-BC	57	\$114,170	\$298,330	\$150,524	1.982
09-12-04-409-007	1370 KING GEORGE BLV	0090	401	08/26/21	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$167,500	41.77	\$335,095	1,575	2 STORY, C-BC	58	\$115,692	\$285,308	\$141,550	2.016
09-12-04-408-032	2895 E EISENHOWER PKY	0090	401	06/25/21	\$404,500	WD	03-ARM'S LENGTH	\$404,500	\$168,100	41.56	\$336,154	1,807	2 STORY, C-BC	53	\$109,417	\$295,083	\$146,282	2.017
09-12-09-102-028	2904 E EISENHOWER PKY	0090	401	06/21/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$197,600	42.04	\$395,238	1,834	2 STORY, C-BC	56	\$112,112	\$357,888	\$176,954	2.022
09-12-09-104-027	1291 KING GEORGE BLV	0090	401	07/15/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$204,800	40.96	\$409,557	1,879	2 STORY, C-BC	58	\$112,000	\$388,000	\$185,973	2.086
09-12-09-106-011	2921 PEBBLE CREEK RD	0090	401	05/03/21	\$422,750	WD	03-ARM'S LENGTH	\$422,750	\$169,800	40.17	\$339,579	1,674	2 STORY, C-BC	57	\$115,306	\$307,444	\$144,692	2.125
09-12-04-408-030	2891 E EISENHOWER PKY	0090	401	10/05/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$185,400	40.30	\$370,824	1,834	2 STORY, C-BC	52	\$111,051	\$348,949	\$162,358	2.149
09-12-09-105-001	2894 N BAYLIS DR	0090	401	06/24/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$188,600	36.98	\$377,184	1,918	2 STORY, C-BC	56	\$115,974	\$394,026	\$163,256	2.414
09-12-09-108-026	3316 TACOMA CIR	0090	401	06/29/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$208,200	35.90	\$416,388	2,361	SPLIT LVL, C-BC	56	\$109,417	\$470,583	\$191,857	2.453

\$7,856,808      \$4,260,809      1.844

AVERAGE ECF:      1.856

STD DEVIATION:      0.297

PREVIOUS YEAR ECF:      1.550

APPROX NBHD % CHANGE:      19%

**NBHD 0090**  
**1.8000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-09-104-096	3240 ALPINE DR	0092	401	02/10/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$139,200	52.53	\$278,480	1,280	C-BC	61	\$55,000	\$210,000	\$130,690	1.607
09-12-09-104-104	3224 ALPINE DR	0092	401	07/09/21	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$117,300	45.29	\$234,600	1,280	C-BC	62	\$55,000	\$204,000	\$119,733	1.704
09-12-09-104-101	3230 ALPINE DR	0092	401	07/08/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$118,800	44.00	\$237,619	1,280	C-BC	62	\$55,000	\$215,000	\$121,746	1.766
09-12-09-104-105	3222 ALPINE DR	0092	401	05/06/22	\$312,165	WD	03-ARM'S LENGTH	\$312,165	\$121,800	39.02	\$243,661	1,280	C-BC	62	\$55,000	\$257,165	\$121,717	2.113

	\$886,165	\$493,886	1.794
AVERAGE ECF:			1.797
STD DEVIATION:			0.220
PREVIOUS YEAR ECF:		1.710	
APPROX NBHD % CHANGE:		5%	

**NBHD 0092**  
**1.7000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-04-404-028	2860 PAGE AV	0093	401	02/03/23	\$222,100	WD	03-ARM'S LENGTH	\$222,100	\$130,600	58.80	\$261,290	1,201	2 STORY, C-BC	72	\$45,500	\$176,600	\$114,721	1.539
09-12-04-404-085	2762 PAGE AV	0093	401	01/17/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$128,100	57.06	\$256,249	1,201	2 STORY, C-BC	72	\$45,500	\$179,000	\$112,041	1.598
09-12-04-405-198	2739 WINTHROP CT	0093	401	09/13/22	\$189,000	CD	03-ARM'S LENGTH	\$189,000	\$98,000	51.85	\$196,018	880	C-BC	61	\$45,500	\$143,500	\$86,010	1.668
09-12-04-405-230	2917 E WHITTIER CT	0093	401	04/29/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$93,300	50.43	\$186,650	820	C-BC	62	\$45,500	\$139,500	\$80,657	1.730
09-12-04-403-037	2775 PAGE AV	0093	401	09/27/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$133,000	50.19	\$265,923	1,318	2 STORY, C-BC	73	\$45,500	\$219,500	\$122,457	1.792
09-12-04-405-084	2626 FENWICK CT	0093	401	05/21/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$79,000	49.38	\$158,029	882	C-BC	59	\$45,500	\$114,500	\$62,516	1.832
09-12-04-403-039	2779 PAGE AV	0093	401	09/27/22	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$124,200	47.79	\$248,430	1,248	2 STORY, C-BC	72	\$45,500	\$214,400	\$115,960	1.849
09-12-04-404-064	2794 PAGE AV	0093	401	07/06/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$127,500	47.22	\$254,930	1,201	2 STORY, C-BC	72	\$45,500	\$224,500	\$119,674	1.876
09-12-04-405-175	2806 BOMBRIDGE CT	0093	401	08/20/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$95,100	46.39	\$190,274	952	C-BC	62	\$45,500	\$159,500	\$82,728	1.928
09-12-04-404-035	2846 PAGE AV	0093	401	11/18/22	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$140,900	48.75	\$281,819	1,318	2 STORY, C-BC	72	\$45,500	\$243,500	\$125,635	1.938
09-12-04-405-161	2946 W WHITTIER CT	0093	401	10/25/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$103,600	48.19	\$207,285	880	C-BC	61	\$45,500	\$169,500	\$86,010	1.971
09-12-04-404-061	2778 PAGE AV	0093	401	04/14/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$113,000	44.31	\$225,937	1,248	2 STORY, C-BC	73	\$45,500	\$209,500	\$103,107	2.032
09-12-04-405-128	2706 GLENBRIDGE CT	0093	401	05/19/21	\$180,500	WD	03-ARM'S LENGTH	\$180,500	\$82,100	45.48	\$164,161	780	C-BC	59	\$45,500	\$135,000	\$65,923	2.048
09-12-04-405-121	2778 GLENBRIDGE CT	0093	401	07/12/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$94,400	43.91	\$188,822	987	C-BC	58	\$45,500	\$169,500	\$81,898	2.070
09-12-04-405-197	2741 WINTHROP CT	0093	401	05/28/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$94,300	44.90	\$188,524	952	C-BC	63	\$45,500	\$164,500	\$79,458	2.070
09-12-04-404-043	2830 PAGE AV	0093	401	05/11/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$113,700	43.40	\$227,346	1,262	2 STORY, C-BC	73	\$45,500	\$216,500	\$103,912	2.083
09-12-04-405-055	2606 FENWICK CT	0093	401	09/20/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$78,100	44.63	\$156,135	882	C-BC	59	\$45,500	\$129,500	\$61,464	2.107
09-12-04-405-110	2772 GLENBRIDGE CT	0093	401	06/30/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,000	43.78	\$162,050	882	C-BC	59	\$45,500	\$139,500	\$64,750	2.154
09-12-04-405-182	2820 BOMBRIDGE CT	0093	401	04/19/22	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$101,800	42.24	\$203,513	952	C-BC	61	\$45,500	\$195,500	\$90,293	2.165
09-12-04-405-060	2620 FENWICK CT	0093	401	09/10/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,800	43.58	\$165,544	987	C-BC	59	\$45,500	\$144,500	\$66,691	2.167
09-12-04-405-188	2832 BOMBRIDGE CT	0093	401	07/13/21	\$225,500	WD	03-ARM'S LENGTH	\$225,500	\$95,300	42.26	\$190,683	820	C-BC	62	\$45,500	\$180,000	\$80,657	2.232
09-12-04-405-183	2822 BOMBRIDGE CT	0093	401	03/30/22	\$223,500	WD	03-ARM'S LENGTH	\$223,500	\$91,700	41.03	\$183,383	880	C-BC	62	\$45,500	\$178,000	\$78,790	2.259
09-12-04-405-089	2746 GLENBRIDGE CT	0093	401	08/19/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,900	41.81	\$179,746	882	C-BC	62	\$45,500	\$169,500	\$74,581	2.273
09-12-04-405-186	2828 BOMBRIDGE CT	0093	401	05/13/22	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$98,000	40.66	\$196,018	880	C-BC	61	\$45,500	\$195,500	\$86,010	2.273
09-12-04-405-235	2907 E WHITTIER CT	0093	401	10/17/22	\$253,500	WD	03-ARM'S LENGTH	\$253,500	\$101,800	40.16	\$203,513	952	C-BC	61	\$45,500	\$208,000	\$90,293	2.304
09-12-04-405-203	2729 WINTHROP CT	0093	401	03/28/22	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$93,300	39.28	\$186,650	820	C-BC	62	\$45,500	\$192,000	\$80,657	2.380
09-12-04-405-238	2901 E WHITTIER CT	0093	401	09/06/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$99,800	38.38	\$199,542	820	C-BC	61	\$45,500	\$214,500	\$88,024	2.437
09-12-04-405-221	2935 E WHITTIER CT	0093	401	05/27/22	\$267,585	PTA	03-ARM'S LENGTH	\$267,585	\$101,100	37.78	\$202,242	952	C-BC	61	\$45,500	\$222,085	\$89,567	2.480
09-12-04-405-231	2915 E WHITTIER CT	0093	401	03/31/23	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$103,600	39.69	\$207,285	880	C-BC	61	\$45,500	\$215,500	\$86,010	2.506
09-12-04-405-229	2919 E WHITTIER CT	0093	401	03/09/22	\$262,501	WD	03-ARM'S LENGTH	\$262,501	\$95,100	36.23	\$190,274	952	C-BC	62	\$45,500	\$217,001	\$82,728	2.623
09-12-04-405-222	2933 E WHITTIER CT	0093	401	05/09/22	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$91,700	34.87	\$183,383	880	C-BC	62	\$45,500	\$217,500	\$78,790	2.760

AVERAGE ECF: 2.078  
 STD DEVIATION: 2.101  
 PREVIOUS YEAR ECF: 1.881  
 APPROX NBHD % CHANGE: 10%

**NBHD 0093  
2.0000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-04-401-020	1481 PINE VALLEY BLV	0095	401	01/31/23	\$391,500	WD	03-ARM'S LENGTH	\$391,500	\$213,500	54.53	\$426,921	1,876	2 STORY, C-BC	56	\$88,841	\$302,659	\$180,985	1.672
09-12-04-400-002	2522 ESCH AV	0095	401	06/17/21	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$189,600	47.41	\$379,248	1,934	SPLIT LVL, C-BC	58	\$91,093	\$308,807	\$160,086	1.929
09-12-04-400-003	2534 ESCH AV	0095	401	07/13/21	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$201,300	46.82	\$402,583	1,979	2 STORY, C-BC	57	\$98,356	\$331,544	\$169,015	1.962
09-12-04-402-003	2569 PAGE AV	0095	401	05/07/21	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$188,300	45.82	\$376,558	1,876	2 STORY, C-BC	56	\$96,368	\$314,632	\$155,661	2.021
09-12-04-401-012	2683 ESCH AV	0095	401	07/08/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$204,200	43.91	\$408,358	1,695	1 1/2 ST, C-BC	57	\$89,283	\$375,717	\$177,264	2.120
09-12-04-401-034	2622 PAGE CT	0095	401	04/23/21	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$186,200	43.31	\$372,342	1,876	2 STORY, C-BC	56	\$93,313	\$336,587	\$155,016	2.171

	\$1,969,946	\$998,027	1.974		<b>NBHD 0095</b>
AVERAGE ECF:			1.979		<b>1.9000</b>
STD DEVIATION:			0.176		
PREVIOUS YEAR ECF:		1.868			
APPROX NBHD % CHANGE:		6%			

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-32-230-037	407 PAULINE BLV	0096	401	12/14/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$289,600	78.27	\$579,128	2,288	2 STORY, C-BC	52	\$166,927	\$203,073	\$181,187	1.121
09-09-32-233-026	212 SNYDER AV	0096	401	04/02/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$143,100	68.14	\$286,157	748	RANCH, C-BC	84	\$105,300	\$104,700	\$81,284	1.288
09-09-32-225-003	510 SNYDER AV	0096	401	06/09/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$177,200	60.07	\$354,375	968	RANCH, C-BC	57	\$156,199	\$138,801	\$89,068	1.558
09-09-32-221-014	1209 HUTCHINS AV	0096	401	04/20/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$189,100	54.03	\$378,294	1,344	1 1/2 ST, C-BC	53	\$156,199	\$193,801	\$99,818	1.942
09-09-32-214-012	1217 BIRK AV	0096	401	01/31/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$154,100	53.14	\$308,131	724	RANCH, C-BC	53	\$159,901	\$130,099	\$66,620	1.953
09-09-32-230-004	512 W KEECH AV	0096	401	10/07/22	\$411,000	QC	03-ARM'S LENGTH	\$411,000	\$222,300	54.09	\$444,622	1,588	1 1/2 ST, C-BC	52	\$154,856	\$256,144	\$130,232	1.967
09-09-32-224-029	515 SNYDER AV	0096	401	04/09/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$133,000	51.15	\$266,055	935	2 STORY, C-BC	54	\$130,368	\$129,632	\$60,983	2.126
09-09-32-222-014	1207 PRESCOTT AV	0096	401	12/29/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$153,100	51.03	\$306,292	777	RANCH, C-BC	53	\$155,962	\$144,038	\$67,564	2.132
09-09-32-225-020	1307 EDGEWOOD AV	0096	401	03/17/23	\$349,500	WD	03-ARM'S LENGTH	\$349,500	\$178,000	50.93	\$356,004	856	RANCH, C-BC	52	\$152,942	\$196,558	\$89,258	2.202
09-09-32-209-010	814 PAULINE BLV	0096	401	05/24/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$260,800	49.68	\$521,574	2,098	2 STORY, C-BC	54	\$161,778	\$363,222	\$161,706	2.246
09-09-32-211-011	1140 BIRK AV	0096	401	04/27/21	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$183,400	49.43	\$366,889	1,174	1 1/2 ST, C-BC	53	\$162,000	\$209,000	\$92,085	2.270
09-09-32-233-027	224 SNYDER AV	0096	401	08/19/22	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$157,900	48.89	\$315,827	915	RANCH, C-BC	73	\$105,300	\$217,700	\$94,619	2.301
09-09-32-211-018	1210 BIRK AV	0096	401	12/29/21	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$169,900	48.68	\$339,843	1,094	RANCH, C-BC	53	\$156,819	\$192,181	\$82,258	2.336
09-09-32-211-021	1216 BIRK AV	0096	401	11/08/21	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$184,800	48.13	\$369,645	1,107	RANCH, C-BC	53	\$156,819	\$227,181	\$95,652	2.375
09-09-32-224-020	307 SNYDER AV	0096	401	01/25/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$196,900	45.79	\$393,780	1,432	2 STORY, C-BC	53	\$150,485	\$279,515	\$109,346	2.556
09-09-32-226-007	504 BERKLEY AV	0096	401	03/07/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$161,800	46.90	\$323,511	700	RANCH, C-BC	52	\$154,278	\$190,722	\$74,388	2.564
09-09-32-216-004	1134 HUTCHINS AV	0096	401	06/30/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$178,000	44.50	\$356,075	1,170	1 1/2 ST, C-BC	54	\$156,670	\$243,330	\$89,620	2.715
09-09-32-227-008	1108 BELMAR PL	0096	401	04/22/22	\$426,500	WD	03-ARM'S LENGTH	\$426,500	\$188,300	44.15	\$376,579	1,152	RANCH, C-BC	59	\$150,906	\$275,594	\$101,426	2.717
09-09-32-215-009	1120 S SEVENTH ST	0096	401	05/20/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$188,500	43.33	\$377,094	1,048	1 1/2 ST, C-BC	53	\$156,819	\$278,181	\$99,000	2.810
09-09-32-207-007	919 FIFTH ST	0096	401	09/03/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$184,900	42.51	\$369,724	1,176	1 1/2 ST, C-BC	53	\$153,383	\$281,617	\$97,232	2.896
09-09-32-233-004	309 BERKLEY AV	0096	401	02/03/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$180,400	42.45	\$360,799	1,130	1 1/2 ST, C-BC	53	\$156,199	\$268,801	\$91,955	2.923
09-09-32-210-015	909 SUNNYSIDE BLV	0096	401	04/29/21	\$423,500	WD	03-ARM'S LENGTH	\$423,500	\$178,100	42.05	\$356,256	1,261	1 1/2 ST, C-BC	54	\$156,903	\$266,597	\$89,597	2.976
09-09-32-231-020	304 POTTER AV	0096	401	04/12/21	\$471,000	WD	03-ARM'S LENGTH	\$471,000	\$192,800	40.93	\$385,518	1,484	2 STORY, C-BC	53	\$153,250	\$317,750	\$104,390	3.044
09-09-32-227-020	1105 EDGEWOOD AV	0096	401	04/16/21	\$477,360	WD	03-ARM'S LENGTH	\$477,360	\$192,600	40.35	\$385,121	1,448	1 1/2 ST, C-BC	54	\$146,100	\$331,260	\$107,425	3.084
09-09-32-225-007	500 SNYDER AV	0096	401	04/26/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$220,500	39.38	\$441,038	1,620	1 1/2 ST, C-BC	54	\$157,250	\$402,750	\$127,545	3.158
09-09-32-229-007	524 PAULINE BLV	0096	401	10/11/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$264,500	39.19	\$529,016	1,900	2 STORY, C-BC	52	\$156,199	\$518,801	\$155,925	3.327
09-09-32-209-018	918 HUTCHINS AV	0096	401	02/14/22	\$835,000	WD	03-ARM'S LENGTH	\$835,000	\$301,400	36.10	\$602,811	2,145	RANCH, C-BC	60	\$156,670	\$678,330	\$200,513	3.383
09-09-32-219-014	1308 HUTCHINS AV	0096	401	07/28/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$148,000	39.47	\$296,045	672	RANCH, C-BC	53	\$146,267	\$228,733	\$67,316	3.398
09-09-32-230-030	313 PAULINE BLV	0096	401	09/22/21	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$213,100	37.39	\$426,113	1,404	1 1/2 ST, C-BC	53	\$166,927	\$403,073	\$116,488	3.460
09-09-32-220-004	1315 HUTCHINS AV	0096	401	05/14/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$185,400	37.08	\$370,756	1,310	1 1/2 ST, C-BC	54	\$158,030	\$341,970	\$95,607	3.577
09-09-32-218-004	1219 FRANKLIN BLV	0096	401	04/08/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$198,900	36.16	\$397,865	1,482	1 1/2 ST, C-BC	50	\$155,723	\$394,277	\$108,828	3.623
09-09-32-232-013	1207 BELMAR PL	0096	401	07/30/21	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$165,700	36.90	\$331,472	1,056	2 STORY, C-BC	53	\$144,681	\$304,319	\$83,951	3.625
09-09-32-223-015	1402 EDGEWOOD AV	0096	401	06/18/21	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$176,000	35.99	\$351,908	1,243	1 1/2 ST, C-BC	57	\$146,561	\$342,439	\$92,291	3.710

<b>NBHD 0096</b>			
SF	\$8,602,157	\$3,168,292	2.715
TH	\$452,032	\$236,886	1.908
AVERAGE ECF:			
			2.647
STD DEVIATION:			
			0.689
PREVIOUS YEAR ECF SF:			
			2.275
PREVIOUS YEAR ECF TH:			
			1.647
APPROX NBHD % CHANGE SF:			
			19%
APPROX NBHD % CHANGE TH:			
			16%



## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-32-205-026	107 W DAVIS AV	0097	401	06/10/22	\$970,000	WD	03-ARM'S LENGTH	\$970,000	\$558,400	57.57	\$1,116,708	2,560	2 STORY, B-A	95	\$182,000	\$788,000	\$455,955	1.728
09-09-32-206-001	406 WILDER PL	0097	401	07/01/21	\$526,000	WD	03-ARM'S LENGTH	\$526,000	\$189,200	35.97	\$378,426	1,680	2 STORY, C-BC	51	\$165,818	\$360,182	\$103,711	3.473
09-09-32-106-004	806 SYBIL ST	0097	401	11/15/21	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$239,500	28.18	\$479,004	2,147	2 STORY, C-BC	55	\$160,016	\$689,984	\$155,604	4.434

	\$1,838,166	\$715,270	2.570
AVERAGE ECF:			3.212
STD DEVIATION:			1.372
PREVIOUS YEAR ECF:		2.382	
APPROX NBHD % CHANGE:		8%	

**NBHD 0097  
2.5700**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-29-437-011	311 E MADISON ST	0098	401	06/30/21	\$344,625	PTA	03-ARM'S LENGTH	\$344,625	\$174,100	50.52	\$348,129	1,104	2 STORY, C-BC	53	\$152,037	\$192,588	\$87,152	2.210
09-09-29-437-010	309 E MADISON ST	0098	401	07/01/21	\$332,150	PTA	03-ARM'S LENGTH	\$332,150	\$165,400	49.80	\$330,783	1,068	2 STORY, C-BC	53	\$154,444	\$177,706	\$78,373	2.267
09-09-29-437-008	549 S FIFTH AV	0098	401	06/30/21	\$662,475	PTA	03-ARM'S LENGTH	\$662,475	\$320,300	48.35	\$640,559	2,335	2 STORY, C-BC	53	\$273,080	\$389,395	\$163,324	2.384
09-09-29-427-015	403 S FIFTH AV	0098	401	11/30/21	\$550,000	CD	03-ARM'S LENGTH	\$550,000	\$268,500	48.82	\$536,918	2,182	2 STORY, C-BC	56	\$191,336	\$358,664	\$150,253	2.387
09-09-29-334-018	355 KOCH AV	0098	401	07/29/21	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$507,100	44.10	\$1,014,193	3,078	2 STORY, C-BC	92	\$220,082	\$929,918	\$352,938	2.635
09-09-29-334-017	335 KOCH AV	0098	401	08/29/22	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$494,800	43.03	\$989,565	2,602	2 STORY, C-BC	91	\$220,082	\$929,918	\$334,558	2.780
09-09-29-417-018	109 HILL ST	0098	401	02/24/22	\$472,000	WD	03-ARM'S LENGTH	\$472,000	\$204,200	43.26	\$408,314	1,296	2 STORY, C-BC	55	\$193,333	\$278,667	\$93,470	2.981

AVERAGE ECF: \$3,256,856 \$1,260,068 2.585  
 STD DEVIATION: 2.521  
 PREVIOUS YEAR ECF: 0.286  
 APPROX NBHD % CHANGE: 2.250  
 15%

**NBHD 0098  
2.5000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-29-106-030	505 E HURON ST	0100	401	06/14/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$313,000	68.79	\$625,984	1,195	B-A	67	\$275,500	\$179,500	\$166,897	1.076
09-09-29-106-062	505 E HURON ST	0100	401	11/08/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$374,200	70.60	\$748,461	1,373	B-A	66	\$316,825	\$213,175	\$195,399	1.091
09-09-29-411-091	168 ASHLEY MEWS	0100	401	04/26/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$305,200	61.66	\$610,383	1,393	2 STORY, B-A	74	\$235,000	\$260,000	\$178,754	1.455
09-09-29-111-035	322 E LIBERTY ST	0100	401	08/01/22	\$508,000	PTA	03-ARM'S LENGTH	\$508,000	\$304,200	59.88	\$608,449	994	RANCH, C-BC	85	\$217,000	\$291,000	\$185,521	1.569
09-09-29-411-089	172 ASHLEY MEWS	0100	401	11/08/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$346,400	61.31	\$692,780	1,393	2 STORY, B-A	73	\$235,000	\$330,000	\$207,234	1.592
09-09-29-411-058	111 ASHLEY MEWS	0100	401	05/04/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$306,200	58.32	\$612,301	1,358	B-A	70	\$235,000	\$290,000	\$179,667	1.614
09-09-29-411-067	163 ASHLEY MEWS	0100	401	08/16/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$378,600	59.16	\$757,103	1,250	2 STORY, B-A	81	\$235,000	\$405,000	\$247,442	1.637
09-09-29-151-027	218 W KINGSLEY ST	0100	401	03/03/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$458,000	61.07	\$915,929	1,693	RANCH, C-BC	96	\$175,000	\$575,000	\$351,151	1.637
09-09-29-151-023	218 W KINGSLEY ST	0100	401	06/21/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$229,200	57.31	\$458,346	802	RANCH, C-BC	86	\$175,000	\$224,900	\$134,287	1.675
09-09-29-111-021	322 E LIBERTY ST	0100	401	07/01/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$305,300	57.60	\$610,631	970	RANCH, C-BC	85	\$217,000	\$313,000	\$186,555	1.678
09-09-29-411-069	167 ASHLEY MEWS	0100	401	08/16/21	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$354,600	57.66	\$709,138	1,250	2 STORY, B-A	82	\$235,000	\$380,000	\$225,780	1.683
09-09-29-148-068	111 N ASHLEY ST	0100	401	02/28/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$238,100	56.69	\$476,138	934	RANCH, B-A	85	\$175,000	\$245,000	\$143,399	1.709
09-09-29-111-018	322 E LIBERTY ST	0100	401	02/23/23	\$541,500	WD	03-ARM'S LENGTH	\$541,500	\$306,600	56.62	\$613,247	995	RANCH, C-BC	85	\$217,000	\$324,500	\$188,689	1.720
09-09-29-148-023	111 N ASHLEY ST	0100	401	06/24/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$275,900	56.31	\$551,746	1,067	RANCH, C-BC	85	\$192,500	\$297,500	\$170,259	1.747
09-09-29-411-113	441 S ASHLEY 206	0100	401	12/27/22	\$572,000	WD	03-ARM'S LENGTH	\$572,000	\$325,600	56.92	\$651,124	1,894	RANCH, C-BC	97	\$175,000	\$397,000	\$226,726	1.751
09-09-29-111-036	322 E LIBERTY ST	0100	401	10/20/21	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$285,000	54.81	\$570,094	968	RANCH, C-BC	86	\$217,000	\$303,000	\$168,140	1.802
09-09-29-411-075	136 ASHLEY MEWS	0100	401	10/14/22	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$529,600	58.20	\$1,059,101	2,352	B-A	81	\$235,000	\$675,000	\$373,065	1.809
09-09-29-148-137	111 N ASHLEY ST	0100	401	02/01/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$208,500	54.16	\$416,916	863	RANCH, B-A	86	\$175,000	\$210,000	\$114,652	1.832
09-09-29-111-017	322 E LIBERTY ST	0100	401	08/04/21	\$549,000	PTA	03-ARM'S LENGTH	\$549,000	\$298,500	54.37	\$597,085	1,069	RANCH, C-BC	86	\$217,000	\$332,000	\$180,993	1.834
09-09-29-411-071	171 ASHLEY MEWS	0100	401	04/30/21	\$630,000	PTA	03-ARM'S LENGTH	\$630,000	\$341,600	54.22	\$683,249	1,250	2 STORY, B-A	82	\$235,000	\$395,000	\$213,452	1.851
09-09-29-148-039	111 N ASHLEY ST	0100	401	06/03/22	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$220,300	53.74	\$440,641	803	RANCH, B-A	85	\$175,000	\$234,900	\$125,896	1.866
09-09-29-148-021	111 N ASHLEY ST	0100	401	12/15/22	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$295,700	54.26	\$591,300	1,322	RANCH, B-A	85	\$175,000	\$370,000	\$198,238	1.866
09-09-29-148-087	111 N ASHLEY ST	0100	401	03/29/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$219,700	53.59	\$439,382	803	RANCH, B-A	85	\$175,000	\$235,000	\$125,896	1.867
09-09-29-125-023	223 E ANN ST	0100	401	03/31/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$295,900	52.84	\$591,829	1,088	C-BC	78	\$254,000	\$306,000	\$160,871	1.902
09-09-29-122-022	515 N FIFTH AV 3	0100	401	08/30/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$243,700	52.98	\$487,415	903	RANCH, C-BC	90	\$175,000	\$285,000	\$148,064	1.925
09-09-29-106-055	505 E HURON ST	0100	401	06/11/21	\$647,500	WD	03-ARM'S LENGTH	\$647,500	\$339,300	52.40	\$678,522	1,373	B-A	67	\$303,050	\$344,450	\$178,796	1.926
09-09-20-415-008	325 E SUMMIT ST	0100	401	03/22/23	\$628,453	WD	03-ARM'S LENGTH	\$628,453	\$334,500	53.23	\$668,953	1,170	RANCH, B-A	98	\$175,000	\$453,453	\$235,216	1.928
09-09-20-415-011	325 E SUMMIT ST	0100	401	03/22/23	\$630,959	PTA	03-ARM'S LENGTH	\$630,959	\$334,500	53.01	\$668,953	1,170	RANCH, B-A	98	\$175,000	\$455,959	\$235,216	1.938
09-09-29-411-060	133 ASHLEY MEWS	0100	401	08/31/21	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$462,600	52.87	\$925,197	2,062	B-A	82	\$235,000	\$640,000	\$328,665	1.947
09-09-29-150-048	410 N FIRST ST	0100	401	04/08/22	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$294,600	52.70	\$589,172	1,096	RANCH, B-A	94	\$175,000	\$384,000	\$196,290	1.956
09-09-29-411-063	139 ASHLEY MEWS	0100	401	07/16/21	\$507,000	PTA	03-ARM'S LENGTH	\$507,000	\$262,200	51.72	\$524,422	1,221	B-A	66	\$235,000	\$272,000	\$137,820	1.974
09-09-29-148-029	111 N ASHLEY ST	0100	401	07/29/21	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$212,300	51.78	\$424,533	873	RANCH, B-A	86	\$175,000	\$235,000	\$118,825	1.978
09-09-29-151-052	218 W KINGSLEY ST	0100	401	02/10/23	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$465,300	52.28	\$930,647	1,580	RANCH, C-BC	95	\$175,000	\$715,000	\$359,832	1.987
09-09-29-151-032	218 W KINGSLEY ST	0100	401	03/10/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$456,400	52.16	\$912,846	1,706	RANCH, C-BC	96	\$175,000	\$700,000	\$349,690	2.002
09-09-29-148-047	111 N ASHLEY ST	0100	401	06/24/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$275,900	51.57	\$551,746	1,067	RANCH, C-BC	85	\$192,500	\$342,500	\$170,259	2.012
09-09-29-139-102	121 W KINGSLEY ST	0100	401	06/29/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$267,000	50.86	\$534,001	1,021	RANCH, C-BC	92	\$175,000	\$350,000	\$170,953	2.047
09-09-29-106-044	505 E HURON ST	0100	401	07/02/21	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$388,500	50.45	\$776,960	1,598	B-A	69	\$314,275	\$455,725	\$220,326	2.068
09-09-29-411-052	426 S MAIN ST	0100	401	10/18/21	\$960,000	WD	03-ARM'S LENGTH	\$960,000	\$485,000	50.52	\$969,928	2,352	B-A	82	\$235,000	\$725,000	\$348,307	2.081
09-09-29-151-036	218 W KINGSLEY ST	0100	401	04/18/22	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$216,500	50.36	\$433,080	802	RANCH, C-BC	86	\$175,000	\$254,900	\$122,313	2.084
09-09-29-148-059	111 N ASHLEY ST	0100	401	05/02/22	\$524,500	WD	03-ARM'S LENGTH	\$524,500	\$261,800	49.91	\$523,607	1,067	RANCH, C-BC	86	\$210,000	\$314,500	\$148,629	2.116
09-09-29-148-128	111 N ASHLEY ST	0100	401	07/07/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$207,900	49.50	\$415,769	863	RANCH, B-A	86	\$175,000	\$245,000	\$114,652	2.137
09-09-29-148-082	111 N ASHLEY ST	0100	401	04/20/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$153,100	49.39	\$306,130	570	RANCH, B-A	81	\$157,500	\$152,500	\$70,776	2.155
09-09-29-150-041	410 N FIRST ST	0100	401	03/13/22	\$491,500	WD	03-ARM'S LENGTH	\$491,500	\$240,900	49.01	\$481,783	943	RANCH, B-A	85	\$175,000	\$316,500	\$145,395	2.177
09-09-29-411-076	134 ASHLEY MEWS	0100	401	04/28/22	\$999,900	WD	03-ARM'S LENGTH	\$999,900	\$486,300	48.63	\$972,595	2,352	B-A	82	\$235,000	\$649,900	\$349,571	2.188
09-09-29-125-025	223 E ANN ST	0100	401	06/03/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$268,100	48.75	\$536,265	1,088	C-BC	79	\$244,000	\$306,000	\$139,174	2.199
09-09-29-151-026	218 W KINGSLEY ST	0100	401	03/15/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$421,500	48.17	\$842,904	1,580	RANCH, C-BC	96	\$175,000	\$700,000	\$316,542	2.211
09-09-29-148-019	111 N ASHLEY ST	0100	401	08/25/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$224,600	49.91	\$449,113	801	RANCH, B-A	85	\$175,000	\$257,000	\$124,089	2.216
09-09-20-415-010	325 E SUMMIT ST	0100	401	03/20/23	\$680,130	WD	03-ARM'S LENGTH	\$680,130	\$326,800	48.05	\$653,586	1,124	RANCH, B-A	98	\$175,000	\$505,130	\$227,898	2.216
09-09-29-151-053	218 W KINGSLEY ST	0100	401	07/30/21	\$955,000	WD	03-ARM'S LENGTH	\$955,000	\$458,000	47.96	\$915,929	1,693	RANCH, C-BC	96	\$175,000	\$780,000	\$351,151	2.221
09-09-29-148-043	111 N ASHLEY ST	0100	401	07/09/21	\$427,000	WD	03-ARM'S LENGTH	\$427,000	\$206,300	48.31	\$412,661	801	RANCH, C-BC	86	\$175,000	\$252,000	\$113,172	2.227
09-09-29-151-045	218 W KINGSLEY ST	0100	401	06/07/21	\$1,246,950	WD	03-ARM'S LENGTH	\$1,246,950	\$589,600	47.28	\$1,179,165	2,641	RANCH, C-BC	96	\$175,000	\$1,071,950	\$478,174	2.242
09-09-29-150-035	410 N FIRST ST	0100	401	07/18/22	\$912,500	WD	03-ARM'S LENGTH	\$912,500	\$434,300	47.59	\$868,631	1,780	RANCH, B-A	93	\$175,000	\$737,500	\$328,735	2.243
09-09-29-148-067	111 N ASHLEY ST	0100	401	05/12/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$202,400	48.19	\$404,838	801	RANCH, B-A	86	\$175,000	\$245,000	\$108,928	2.249
09-09-29-151-039	218 W KINGSLEY ST	0100	401	05/28/21	\$845,000	WD	03-ARM'S LENGTH	\$845,000	\$400,200	47.36	\$800,472	1,580	RANCH, C-BC	96	\$175,000	\$670,000	\$297,844	2.250
09-09-29-135-048	414 N MAIN ST	0100	401	06/21/21	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$412,700	47.17	\$825,378	1,739	2 STORY, B-A	92	\$175,000	\$700,000	\$309,704	2.260
09-09-29-150-056	410 N FIRST ST	0100	401	09/24/21	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$354,800	46.99	\$709,591	1,483	RANCH, B-A	94	\$175,000	\$580,000	\$254,567	2.278
09-09-29-148-078	111 N ASHLEY ST	0100																

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09-09-29-148-133	111 N ASHLEY ST	0100	401	04/09/21	\$454,000	WD	03-ARM'S LENGTH	\$454,000	\$212,500	46.81	\$424,900	863	RANCH, B-A	87	\$175,000	\$279,000	\$119,000	2.345
09-09-29-150-060	211 W KINGSLEY ST	0100	401	06/30/21	\$855,000	PTA	03-ARM'S LENGTH	\$855,000	\$388,600	45.45	\$777,175	1,385	RANCH, C-BC	95	\$175,000	\$680,000	\$286,750	2.371
09-09-29-411-108	441 S ASHLEY 201	0100	401	08/04/22	\$514,000	WD	03-ARM'S LENGTH	\$514,000	\$236,900	46.09	\$473,755	1,154	RANCH, C-BC	97	\$175,000	\$339,000	\$141,590	2.394
09-09-29-125-019	223 E ANN ST	0100	401	06/29/21	\$607,000	WD	03-ARM'S LENGTH	\$607,000	\$281,500	46.38	\$562,900	1,088	C-BC	79	\$254,000	\$353,000	\$147,095	2.400
09-09-29-150-045	410 N FIRST ST	0100	401	08/26/22	\$917,000	WD	03-ARM'S LENGTH	\$917,000	\$411,100	44.83	\$822,171	1,499	RANCH, B-A	93	\$175,000	\$742,000	\$306,716	2.419
09-09-29-106-027	505 E HURON ST	0100	401	09/02/21	\$1,135,000	WD	03-ARM'S LENGTH	\$1,135,000	\$506,900	44.66	\$1,013,811	2,095	B-A	87	\$225,500	\$909,500	\$375,386	2.423
09-09-29-139-101	121 W KINGSLEY ST	0100	401	06/03/22	\$835,000	WD	03-ARM'S LENGTH	\$835,000	\$362,600	43.43	\$725,284	1,372	1 1/2 ST, C-BC	91	\$175,000	\$660,000	\$260,798	2.531
09-09-29-411-102	441 S ASHLEY 301	0100	401	08/24/22	\$534,000	WD	03-ARM'S LENGTH	\$534,000	\$236,900	44.36	\$473,755	1,154	RANCH, C-BC	97	\$175,000	\$359,000	\$141,590	2.535
09-09-29-148-040	111 N ASHLEY ST	0100	401	10/06/21	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$314,700	43.41	\$629,392	1,440	RANCH, B-A	86	\$218,750	\$506,250	\$194,617	2.601
09-09-29-148-022	111 N ASHLEY ST	0100	401	05/25/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$152,500	44.85	\$304,928	570	RANCH, B-A	68	\$157,500	\$182,500	\$69,871	2.612
09-09-29-135-046	414 N MAIN ST	0100	401	06/08/21	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$388,300	41.98	\$776,602	1,737	2 STORY, C-BC	92	\$175,000	\$750,000	\$286,477	2.618
09-09-29-140-019	209 N MAIN ST	0100	401	03/11/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$239,800	44.41	\$479,573	1,522	RANCH, C-BC	59	\$231,800	\$308,200	\$117,428	2.625
09-09-29-148-057	111 N ASHLEY ST	0100	401	05/06/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$278,200	42.80	\$556,494	1,322	RANCH, B-A	86	\$175,000	\$475,000	\$180,803	2.627
09-09-29-139-109	121 W KINGSLEY ST	0100	401	05/20/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$266,600	42.66	\$533,107	1,084	RANCH, C-BC	92	\$175,000	\$450,000	\$170,527	2.639
09-09-29-131-027	211 S MAIN ST	0100	401	06/28/21	\$2,100,000	WD	03-ARM'S LENGTH	\$2,100,000	\$857,800	40.85	\$1,715,546	4,644	2 STORY, B-A	61	\$244,000	\$1,856,000	\$700,736	2.649
09-09-29-130-018	303 S MAIN ST	0100	401	08/15/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$183,500	42.18	\$366,961	942	RANCH, C-BC	71	\$113,518	\$321,482	\$120,115	2.676
09-09-29-411-050	430 S MAIN ST	0100	401	12/06/21	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$476,700	41.45	\$953,309	2,352	B-A	82	\$235,000	\$915,000	\$340,431	2.688
09-09-29-122-020	515 N FIFTH AV 1	0100	401	09/13/21	\$1,450,000	WD	03-ARM'S LENGTH	\$1,450,000	\$585,400	40.37	\$1,170,849	2,306	2 STORY, C-BC	91	\$175,000	\$1,275,000	\$474,214	2.689
09-09-29-148-064	111 N ASHLEY ST	0100	401	06/10/21	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$348,500	41.99	\$697,026	1,440	RANCH, B-A	86	\$227,500	\$602,500	\$223,584	2.695
09-09-29-411-110	441 S ASHLEY 203	0100	401	08/23/22	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$260,800	43.54	\$521,617	1,282	RANCH, C-BC	97	\$175,000	\$424,000	\$156,911	2.702
09-09-29-411-109	441 S ASHLEY 202	0100	401	07/15/22	\$623,000	WD	03-ARM'S LENGTH	\$623,000	\$268,400	43.08	\$536,731	1,340	RANCH, C-BC	97	\$175,000	\$448,000	\$163,753	2.736
09-09-29-150-052	410 N FIRST ST	0100	401	04/26/22	\$909,000	WD	03-ARM'S LENGTH	\$909,000	\$370,100	40.72	\$740,296	1,499	RANCH, B-A	94	\$175,000	\$734,000	\$267,913	2.740
09-09-29-411-103	441 S ASHLEY 302	0100	401	07/22/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$260,300	41.65	\$520,519	1,340	RANCH, C-BC	97	\$175,000	\$450,000	\$163,753	2.748
09-09-29-411-104	441 S ASHLEY 303	0100	401	08/02/22	\$609,000	WD	03-ARM'S LENGTH	\$609,000	\$253,000	41.54	\$506,083	1,282	RANCH, C-BC	97	\$175,000	\$434,000	\$156,911	2.766
09-09-29-148-028	111 N ASHLEY ST	0100	401	12/03/21	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$314,700	41.41	\$629,392	1,440	RANCH, B-A	86	\$218,750	\$541,250	\$194,617	2.781
09-09-29-150-063	309 N ASHLEY ST	0100	401	07/06/22	\$680,500	WD	03-ARM'S LENGTH	\$680,500	\$278,700	40.96	\$557,337	1,949	RANCH, C-BC	97	\$175,000	\$505,500	\$181,202	2.790
09-09-29-144-014	101 W LIBERTY ST	0100	401	11/10/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$165,900	41.48	\$331,876	747	RANCH, C-BC	67	\$140,154	\$259,846	\$91,296	2.846
09-09-29-139-100	121 W KINGSLEY ST	0100	401	07/01/22	\$1,459,000	WD	03-ARM'S LENGTH	\$1,459,000	\$552,300	37.85	\$1,104,617	2,258	RANCH, C-BC	91	\$175,000	\$1,284,000	\$440,577	2.914
09-09-29-137-029	546 N MAIN ST	0100	401	05/31/22	\$1,575,000	WD	03-ARM'S LENGTH	\$1,575,000	\$593,500	37.68	\$1,186,918	2,014	2 STORY, B-A	93	\$247,941	\$1,327,059	\$445,013	2.982

	\$43,635,529	\$19,740,140	2.210
AVERAGE ECF:			2.172
STD DEVIATION:			0.410
PREVIOUS YEAR ECF:		2.100	
APPROX NBHD % CHANGE:		5%	

**NBHD 0100  
2.2000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-29-401-260	555 E WILLIAM ST	0101	401	10/01/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$102,400	62.82	\$204,812	390	C-BC	57	\$146,250	\$16,750	\$31,655	0.529
09-09-29-401-299	555 E WILLIAM ST	0101	401	03/21/22	\$178,095	WD	03-ARM'S LENGTH	\$178,095	\$111,300	62.49	\$222,570	383	C-BC	57	\$161,250	\$16,845	\$31,127	0.541
09-09-29-401-221	555 E WILLIAM ST	0101	401	04/07/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$95,500	61.61	\$191,042	395	C-BC	57	\$135,000	\$20,000	\$30,293	0.660
09-09-29-401-218	555 E WILLIAM ST	0101	401	04/29/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$94,700	61.10	\$189,462	383	C-BC	57	\$135,000	\$20,000	\$29,439	0.679
09-09-29-401-236	555 E WILLIAM ST	0101	401	10/01/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$98,700	59.82	\$197,312	390	C-BC	57	\$138,750	\$26,250	\$31,655	0.829
09-09-29-401-233	555 E WILLIAM ST	0101	401	05/20/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$97,400	57.29	\$194,792	395	C-BC	57	\$138,750	\$31,250	\$30,293	1.032
09-09-29-401-167	555 E WILLIAM ST	0101	401	10/20/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$90,700	58.52	\$181,320	383	C-BC	57	\$120,000	\$35,000	\$31,127	1.124
09-09-29-401-199	555 E WILLIAM ST	0101	401	03/24/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$97,800	55.57	\$195,520	430	C-BC	57	\$127,500	\$48,500	\$34,528	1.405
09-09-29-401-192	555 E WILLIAM ST	0101	401	07/16/21	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$97,800	54.94	\$195,520	430	C-BC	57	\$127,500	\$50,500	\$34,528	1.463
09-09-29-401-308	555 E WILLIAM ST	0101	401	07/08/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$119,300	54.23	\$238,562	430	C-BC	56	\$165,000	\$55,000	\$37,341	1.473
09-09-29-401-134	555 E WILLIAM ST	0101	401	08/16/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,200	53.68	\$166,335	383	C-BC	57	\$108,750	\$46,250	\$31,127	1.486
09-09-29-401-170	555 E WILLIAM ST	0101	401	05/28/21	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$87,200	53.17	\$174,462	383	C-BC	57	\$120,000	\$44,000	\$29,439	1.495
09-09-29-401-213	555 E WILLIAM ST	0101	401	01/12/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$111,700	53.19	\$223,387	596	C-BC	56	\$131,250	\$78,750	\$49,804	1.581
09-09-29-401-163	555 E WILLIAM ST	0101	401	10/27/21	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$92,100	53.24	\$184,270	430	C-BC	57	\$116,250	\$56,750	\$34,528	1.644
09-09-29-401-149	555 E WILLIAM ST	0101	401	12/27/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$87,800	52.57	\$175,603	395	C-BC	57	\$112,500	\$54,500	\$32,032	1.701
09-09-29-401-206	555 E WILLIAM ST	0101	401	02/04/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$96,300	52.05	\$192,570	383	C-BC	57	\$131,250	\$53,750	\$31,127	1.727
09-09-29-401-252	555 E WILLIAM ST	0101	401	10/26/21	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$107,100	51.99	\$214,270	430	C-BC	57	\$146,250	\$59,750	\$34,528	1.730
09-09-29-401-202	555 E WILLIAM ST	0101	401	07/07/22	\$410,000	WD	03-ARM'S LENGTH	\$218,639	\$114,700	52.46	\$229,364	596	C-BC	56	\$131,250	\$87,389	\$49,804	1.755
09-09-29-401-253	555 E WILLIAM ST	0101	401	12/30/21	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$107,100	51.74	\$214,270	430	C-BC	57	\$146,250	\$60,750	\$34,528	1.759
09-09-29-401-203	555 E WILLIAM ST	0101	401	07/07/22	\$410,000	WD	03-ARM'S LENGTH	\$191,361	\$98,800	51.63	\$197,564	383	C-BC	56	\$131,250	\$60,111	\$33,662	1.786
09-09-29-401-153	555 E WILLIAM ST	0101	401	02/24/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$102,300	49.90	\$204,637	596	C-BC	56	\$112,500	\$92,500	\$49,804	1.857
09-09-29-401-212	555 E WILLIAM ST	0101	401	02/28/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$97,300	49.90	\$194,581	390	C-BC	56	\$131,250	\$63,750	\$34,233	1.862
09-09-29-401-188	555 E WILLIAM ST	0101	401	02/24/23	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$93,500	49.73	\$187,081	390	C-BC	56	\$123,750	\$64,250	\$34,233	1.877
09-09-29-401-080	555 E WILLIAM ST	0101	401	11/03/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$76,200	50.80	\$152,360	390	C-BC	57	\$90,000	\$60,000	\$31,655	1.895
09-09-29-401-210	555 E WILLIAM ST	0101	401	11/18/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$117,400	50.60	\$234,799	694	C-BC	57	\$131,250	\$100,750	\$52,563	1.917
09-09-29-401-059	555 E WILLIAM ST	0101	401	06/30/22	\$155,000	QC	03-ARM'S LENGTH	\$155,000	\$76,300	49.23	\$152,564	383	C-BC	56	\$86,250	\$68,750	\$33,662	2.042
09-09-29-401-059	555 E WILLIAM ST	0101	401	07/14/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$71,900	47.93	\$143,835	383	C-BC	57	\$86,250	\$63,750	\$31,127	2.048
09-09-29-401-036	555 E WILLIAM ST	0101	401	07/06/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,300	47.53	\$142,627	430	C-BC	57	\$78,750	\$71,250	\$34,528	2.064
09-09-29-401-145	555 E WILLIAM ST	0101	401	04/01/21	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$87,000	47.93	\$173,968	430	C-BC	58	\$117,500	\$69,000	\$33,226	2.077
09-09-29-401-075	555 E WILLIAM ST	0101	401	08/02/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$90,400	48.34	\$180,728	596	C-BC	57	\$90,000	\$97,000	\$46,055	2.106
09-09-29-401-109	555 E WILLIAM ST	0101	401	07/30/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$82,600	47.20	\$165,127	430	C-BC	57	\$101,250	\$73,750	\$34,528	2.136
09-09-29-401-178	555 E WILLIAM ST	0101	401	07/07/21	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$104,500	46.86	\$208,952	596	C-BC	57	\$123,750	\$99,250	\$46,055	2.155
09-09-29-401-292	555 E WILLIAM ST	0101	401	11/14/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$131,300	46.89	\$262,658	694	C-BC	56	\$157,500	\$122,500	\$56,842	2.155
09-09-29-401-120	555 E WILLIAM ST	0101	401	10/05/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$86,500	48.06	\$173,020	430	C-BC	57	\$105,000	\$75,000	\$34,528	2.172
09-09-29-401-171	555 E WILLIAM ST	0101	401	12/28/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$106,100	46.13	\$212,137	596	C-BC	56	\$120,000	\$110,000	\$49,804	2.209
09-09-29-401-281	555 E WILLIAM ST	0101	401	05/27/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$132,900	47.46	\$265,729	694	C-BC	56	\$153,750	\$126,250	\$56,842	2.221
09-09-29-401-201	555 E WILLIAM ST	0101	401	06/23/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$112,800	47.00	\$225,614	596	C-BC	56	\$127,500	\$112,500	\$49,804	2.259
09-09-29-401-154	555 E WILLIAM ST	0101	401	07/26/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$107,200	46.61	\$214,364	596	C-BC	56	\$116,250	\$113,750	\$49,804	2.284
09-09-29-401-111	555 E WILLIAM ST	0101	401	01/14/22	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$96,000	46.38	\$191,978	596	C-BC	57	\$101,250	\$105,750	\$46,055	2.296
09-09-29-401-113	555 E WILLIAM ST	0101	401	06/30/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$84,700	46.54	\$169,497	395	C-BC	56	\$101,250	\$80,750	\$34,643	2.331
09-09-29-401-181	555 E WILLIAM ST	0101	401	05/04/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$95,900	46.78	\$191,770	430	C-BC	57	\$123,750	\$81,250	\$34,528	2.353
09-09-29-401-222	555 E WILLIAM ST	0101	401	08/12/21	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$116,100	44.65	\$232,242	694	C-BC	57	\$135,000	\$125,000	\$52,563	2.378
09-09-29-401-078	555 E WILLIAM ST	0101	401	04/30/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$91,000	43.54	\$181,958	694	C-BC	57	\$90,000	\$119,000	\$49,707	2.394
09-09-29-401-243	555 E WILLIAM ST	0101	401	07/06/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$120,300	45.92	\$240,614	596	C-BC	56	\$142,500	\$119,500	\$49,804	2.399
09-09-29-401-047	555 E WILLIAM ST	0101	401	05/02/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$71,900	45.51	\$143,820	383	C-BC	57	\$82,500	\$75,500	\$31,127	2.426
09-09-29-401-094	555 E WILLIAM ST	0101	401	08/26/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,400	43.52	\$182,702	596	C-BC	57	\$97,500	\$112,500	\$46,055	2.443
09-09-29-401-046	555 E WILLIAM ST	0101	401	04/13/22	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$86,600	43.96	\$173,228	596	C-BC	57	\$82,500	\$114,500	\$46,055	2.486
09-09-29-401-048	555 E WILLIAM ST	0101	401	05/21/21	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$71,500	43.60	\$142,912	430	C-BC	57	\$82,500	\$81,500	\$32,655	2.496
09-09-29-401-220	555 E WILLIAM ST	0101	401	05/16/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$116,600	44.85	\$233,114	596	C-BC	56	\$135,000	\$125,000	\$49,804	2.510
09-09-29-401-090	555 E WILLIAM ST	0101	401	05/13/22	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$102,900	43.33	\$205,729	694	C-BC	56	\$93,750	\$143,750	\$56,842	2.529
09-09-29-401-118	555 E WILLIAM ST	0101	401	07/30/21	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$95,100	42.65	\$190,202	596	C-BC	57	\$105,000	\$118,000	\$46,055	2.562
09-09-29-401-061	555 E WILLIAM ST	0101	401	04/22/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,300	43.12	\$146,662	430	C-BC	57	\$86,250	\$83,750	\$32,655	2.565
09-09-29-401-172	555 E WILLIAM ST	0101	401	12/23/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$105,400	43.92	\$210,728	596	C-BC	57	\$120,000	\$120,000	\$46,055	2.606
09-09-29-401-232	555 E WILLIAM ST	0101	401	04/28/22	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$114,700	44.29	\$229,478	596	C-BC	57	\$138,750	\$120,250	\$46,055	2.611
09-09-29-401-136	555 E WILLIAM ST	0101	401	07/29/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$103,400	43.08	\$206,864	596	C-BC	56	\$108,750	\$131,250	\$49,804	2.635
09-09-29-401-068	555 E WILLIAM ST	0101	401	07/29/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$76,800	42.91	\$153,689	390	C-BC	56	\$86,250	\$92,750	\$34,233	2.709
09-09-29-401-207	555 E WILLIAM ST	0101	401	06/06/22	\$266,500	WD	03-ARM'S LENGTH	\$266,500	\$114,700	43.04	\$229,364	596	C-BC	56	\$131,250	\$135,250	\$49,804	2.716
09-09-29-401-208	555 E WILLIAM ST	0101	401	08/19/22	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$114,700	42.64	\$229,364	596	C-BC	56	\$131,250	\$137,750	\$49,804	2.766

## 2024 RESIDENTIAL ECF ANALYSIS

09-09-29-401-135	555 E WILLIAM ST	0101	401	07/26/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,400	41.36	\$206,864	596	C-BC	56	\$108,750	\$141,250	\$49,804	2.836
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	\$5,384,095	\$2,558,969	2.104
AVERAGE ECF:			2.032
STD DEVIATION:			0.600
PREVIOUS YEAR ECF:		1.850	
APPROX NBHD % CHANGE:		14%	

**NBHD 0101**  
**2.1000**



## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-30-316-041	627 RIDGEWOOD CT	0104	401	02/14/23	\$369,080	QC	03-ARM'S LENGTH	\$369,080	\$229,800	62.26	\$459,694	1,146	C-BC	73	\$125,000	\$244,080	\$171,638	1.422
09-09-30-309-018	2088 LIBERTY HEIGHTS	0104	401	08/31/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$240,700	56.64	\$481,348	2,018	2 STORY, C-BC	84	\$87,000	\$338,000	\$234,731	1.440
09-09-30-309-035	2018 LIBERTY HEIGHTS	0104	401	11/16/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$261,200	60.05	\$522,442	1,747	2 STORY, C-BC	83	\$87,000	\$348,000	\$237,298	1.467
09-09-30-309-010	2120 LIBERTY HEIGHTS	0104	401	06/25/21	\$406,900	WD	03-ARM'S LENGTH	\$406,900	\$216,800	53.28	\$433,681	1,779	2 STORY, C-BC	84	\$87,000	\$319,900	\$206,358	1.550
09-09-30-309-035	2018 LIBERTY HEIGHTS	0104	401	05/21/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$215,400	52.54	\$430,800	1,747	2 STORY, C-BC	84	\$87,000	\$323,000	\$204,643	1.578
09-09-30-316-058	602 RIDGEWOOD CT	0104	401	10/15/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$245,500	55.17	\$490,919	1,587	C-BC	75	\$125,000	\$320,000	\$192,589	1.662
09-09-30-309-019	2084 LIBERTY HEIGHTS	0104	401	12/03/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$258,800	55.66	\$517,532	1,779	2 STORY, C-BC	84	\$87,000	\$378,000	\$226,596	1.668
09-09-30-204-025	1906 OLD ORCHARD CT	0104	401	02/23/23	\$623,952	WD	03-ARM'S LENGTH	\$623,952	\$350,800	56.22	\$701,656	1,800	C-BC	76	\$125,000	\$498,952	\$295,721	1.687
09-09-30-310-049	1890 W LIBERTY ST	0104	401	08/13/21	\$344,000	WD	03-ARM'S LENGTH	\$344,000	\$169,100	49.16	\$338,200	1,144	C-BC	69	\$125,000	\$219,000	\$126,905	1.726
09-09-30-204-026	1908 OLD ORCHARD CT	0104	401	08/17/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$170,100	47.92	\$340,179	1,272	C-BC	69	\$120,000	\$235,000	\$131,059	1.793
09-09-30-316-047	648 RIDGEWOOD CT	0104	401	04/29/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$254,600	50.93	\$509,201	1,597	C-BC	75	\$125,000	\$374,900	\$202,211	1.854
09-09-30-227-022	252 LYN ANNE CT	0104	401	06/09/22	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$148,300	49.93	\$296,564	1,096	C-BC	68	\$68,000	\$229,000	\$120,297	1.904
09-09-30-316-034	601 RIDGEWOOD CT	0104	401	10/26/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$254,500	48.02	\$509,088	1,877	C-BC	72	\$125,000	\$405,000	\$209,312	1.935
09-09-30-309-029	2044 LIBERTY HEIGHTS	0104	401	05/05/21	\$468,815	WD	03-ARM'S LENGTH	\$468,815	\$208,800	44.54	\$417,513	1,747	2 STORY, C-BC	84	\$87,000	\$381,815	\$196,734	1.941
09-09-30-227-009	210 LYN ANNE CT	0104	401	12/09/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,800	48.27	\$289,626	1,160	C-BC	69	\$68,000	\$232,000	\$116,645	1.989
09-09-29-324-063	574 S SEVENTH ST	0104	401	10/18/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$163,200	46.63	\$326,301	1,065	C-BC	65	\$125,000	\$225,000	\$105,948	2.124
09-09-29-409-014	208 W WILLIAM ST	0104	401	07/29/21	\$765,000	PTA	03-ARM'S LENGTH	\$765,000	\$306,800	40.10	\$613,529	1,940	B-A	80	\$120,000	\$645,000	\$293,767	2.196
09-09-20-405-042	905 WILDT ST	0104	401	12/16/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$171,800	44.05	\$343,577	1,263	2 STORY, C-BC	77	\$85,204	\$304,796	\$135,986	2.241
09-09-30-422-012	591 GLENDALE CIR	0104	401	06/18/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$157,400	41.42	\$314,837	1,148	C-BC	68	\$125,000	\$255,000	\$112,998	2.257
09-09-20-405-040	909 WILDT ST	0104	401	05/24/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$165,500	43.55	\$330,952	1,263	2 STORY, C-BC	77	\$86,692	\$293,308	\$128,558	2.282

	\$6,569,751	\$3,649,993	1.800
AVERAGE ECF:			1.836
STD DEVIATION:			0.282
PREVIOUS YEAR ECF:		1.950	
APPROX NBHD % CHANGE:		-8%	

**NBHD 0104**  
**1.8000**



## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-30-226-029	2005 PENNCRAFT CT	0105	401	08/30/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$230,800	64.11	\$461,617	1,080	RANCH, C-BC	57	\$188,030	\$171,970	\$107,289	1.603
09-09-30-224-008	1901 ARBORVIEW BLV	0105	401	08/31/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$199,500	64.35	\$398,915	1,249	RANCH, C-BC	52	\$139,157	\$170,843	\$101,866	1.677
09-09-30-124-016	405 WILDWOOD AV	0105	401	09/02/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$206,200	63.45	\$412,359	1,360	1 1/2 ST, C-BC	53	\$130,541	\$194,459	\$110,517	1.760
09-09-30-120-009	312 PINE RIDGE ST	0105	401	05/17/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$196,900	60.58	\$393,704	1,168	2 STORY, C-BC	53	\$124,620	\$200,380	\$105,523	1.899
09-09-30-224-011	322 DOTY AV	0105	401	08/06/21	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$229,500	54.64	\$459,095	1,408	2 STORY, C-BC	63	\$138,784	\$281,216	\$125,612	2.239
09-09-30-123-001	312 WILTON ST	0105	401	01/04/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$190,700	47.09	\$381,361	1,104	2 STORY, C-BC	55	\$138,616	\$266,384	\$115,593	2.305
09-09-30-135-003	1015 ARBORVIEW BLV	0105	401	07/11/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$158,300	52.77	\$316,519	725	RANCH, C-BC	53	\$138,491	\$161,509	\$69,815	2.313
09-09-30-122-001	1804 LINWOOD AV	0105	401	11/09/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$223,600	48.09	\$447,215	1,650	2 STORY, C-BC	53	\$137,944	\$327,056	\$136,967	2.388
09-09-30-127-031	1409 LINWOOD AV	0105	401	04/22/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$275,600	50.11	\$551,249	2,214	1 1/2 ST, C-BC	54	\$145,906	\$404,094	\$158,958	2.542
09-09-30-126-005	1518 LINWOOD AV	0105	401	08/03/22	\$552,100	WD	03-ARM'S LENGTH	\$552,100	\$261,300	47.33	\$522,610	1,554	2 STORY, C-BC	60	\$126,860	\$425,240	\$155,196	2.740
09-09-30-224-017	1908 LINWOOD AV	0105	401	11/30/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$210,500	40.87	\$421,065	1,371	1 1/2 ST, C-BC	53	\$140,051	\$374,949	\$133,816	2.802
09-09-30-133-005	1200 HARBROOKE AV	0105	401	08/23/21	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$307,300	45.53	\$614,537	2,208	2 STORY, C-BC	62	\$135,219	\$539,781	\$187,968	2.872

	\$3,517,881	\$1,509,120	2.331
AVERAGE ECF:			2.262
STD DEVIATION:			0.442
PREVIOUS YEAR ECF:		2.100	
APPROX NBHD % CHANGE:		11%	

**NBHD 0105  
2.3000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-30-208-013	201 BURWOOD AV	0106	401	01/05/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$268,600	107.44	\$537,146	2,241	1 1/2 ST, C-BC	57	\$145,304	\$104,696	\$178,110	0.588
09-09-30-205-002	2055 JACKSON AV	0106	401	05/18/21	\$189,000	WD	21-NOT USED/OTHER	\$189,000	\$151,700	80.26	\$303,356	1,348	RANCH, C-BC	44	\$133,193	\$55,807	\$77,347	0.722
09-09-30-209-006	2102 ABBOTT AV	0106	401	12/08/21	\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$312,600	78.15	\$625,261	2,374	2 STORY, C-BC	64	\$137,675	\$262,325	\$221,630	1.184
09-09-30-116-018	1719 JACKSON AV	0106	401	12/23/21	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$216,600	62.60	\$433,136	1,794	1 1/2 ST, C-BC	54	\$129,422	\$216,578	\$138,052	1.569
09-09-30-217-001	103 FAIRVIEW DR	0106	401	11/17/22	\$276,000	OTH	03-ARM'S LENGTH	\$276,000	\$162,000	58.70	\$324,070	860	RANCH, C-BC	52	\$132,997	\$143,003	\$81,204	1.761
09-09-30-218-027	110 FAIRVIEW DR	0106	401	11/08/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$158,800	54.95	\$317,517	984	RANCH, C-BC	57	\$135,014	\$153,986	\$82,956	1.856
09-09-30-216-020	131 FAIRVIEW DR	0106	401	02/14/23	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$174,900	52.21	\$349,783	1,168	1 1/2 ST, C-BC	52	\$132,745	\$202,255	\$108,519	1.864
09-09-30-221-012	130 GLENDALE DR	0106	401	07/26/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$185,300	51.47	\$370,569	1,378	2 STORY, C-BC	49	\$124,761	\$235,239	\$111,731	2.105
09-09-30-218-026	112 FAIRVIEW DR	0106	401	08/12/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$140,300	48.38	\$280,619	1,062	RANCH, D-CD	49	\$135,848	\$154,152	\$65,805	2.343
09-09-30-206-006	203 PLEASANT PL	0106	401	08/04/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$210,800	46.84	\$421,514	1,580	1 1/2 ST, C-BC	56	\$110,689	\$339,311	\$141,284	2.402
09-09-30-117-029	1717 DEXTER AV	0106	401	05/17/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$184,600	46.73	\$369,168	1,560	2 STORY, C-BC	49	\$129,522	\$265,478	\$108,930	2.437
09-09-30-218-014	121 WORDEN AV	0106	401	10/12/21	\$377,246	WD	03-ARM'S LENGTH	\$377,246	\$176,800	46.87	\$353,584	1,127	1 1/2 ST, C-BC	57	\$138,288	\$238,958	\$97,862	2.442
09-09-30-221-008	123 GRANDVIEW DR	0106	401	05/06/21	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$207,300	45.86	\$414,511	1,830	2 STORY, C-BC	53	\$139,588	\$312,412	\$124,965	2.500
09-09-30-116-015	1705 JACKSON AV	0106	401	10/11/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$163,000	45.28	\$326,095	1,215	2 STORY, C-BC	54	\$120,188	\$239,812	\$93,594	2.562
09-09-30-216-004	105 LONGMAN LA	0106	401	01/03/22	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$175,200	45.04	\$350,360	1,092	1 1/2 ST, C-BC	63	\$116,337	\$272,663	\$106,374	2.563
09-09-30-218-021	124 FAIRVIEW DR	0106	401	03/09/22	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$156,000	45.75	\$311,937	804	RANCH, C-BC	57	\$136,208	\$204,792	\$79,877	2.564
09-09-30-216-021	133 FAIRVIEW DR	0106	401	06/16/21	\$447,000	WD	03-ARM'S LENGTH	\$447,000	\$198,900	44.50	\$397,841	1,355	2 STORY, C-BC	57	\$130,134	\$316,866	\$121,685	2.604
09-09-30-220-007	1919 DEXTER AV	0106	401	06/02/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$169,200	44.53	\$338,438	1,144	2 STORY, C-BC	54	\$129,522	\$250,478	\$94,962	2.638
09-09-30-219-007	1914 JACKSON AV	0106	401	11/29/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$205,600	40.71	\$411,202	1,365	1 1/2 ST, C-BC	60	\$129,522	\$375,478	\$140,840	2.666
09-09-30-219-024	2001 DEXTER AV	0106	401	06/27/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$161,200	43.57	\$322,317	1,080	1 1/2 ST, C-BC	50	\$123,389	\$246,611	\$90,422	2.727
09-09-30-218-011	115 WORDEN AV	0106	401	10/01/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$199,300	41.96	\$398,649	1,458	1 1/2 ST, C-BC	53	\$139,588	\$335,412	\$117,755	2.848
09-09-30-117-020	1609 DEXTER AV	0106	401	05/06/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$179,900	41.84	\$359,855	1,275	2 STORY, C-BC	49	\$127,971	\$302,029	\$105,402	2.866
09-09-30-217-003	111 FAIRVIEW DR	0106	401	05/19/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$228,900	40.88	\$457,712	1,552	2 STORY, C-BC	57	\$133,986	\$426,014	\$147,148	2.895
09-09-30-216-002	101 LONGMAN LA	0106	401	06/25/21	\$328,700	WD	03-ARM'S LENGTH	\$328,700	\$139,200	42.35	\$278,396	842	RANCH, C-BC	53	\$119,842	\$208,858	\$72,070	2.898

AVERAGE ECF: 2.165  
 STD DEVIATION: 0.658  
 PREVIOUS YEAR ECF: 2.000  
 APPROX NBHD % CHANGE: 8%

**NBHD 0106  
2.1700**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-08-36-400-039	2557 JADE CT	0108	401	11/01/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$197,200	58.00	\$394,466	1,594	2 STORY, C-BC	76	\$95,000	\$245,000	\$180,401	1.358
09-08-36-400-048	2506 JADE CT	0108	401	05/31/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$209,800	56.70	\$419,646	1,282	RANCH, C-BC	75	\$95,000	\$275,000	\$195,570	1.406
09-08-25-401-002	744 S MAPLE RD	0108	401	02/11/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$148,400	54.96	\$296,700	1,449	1 1/2 ST, C-BC	57	\$88,103	\$181,897	\$125,661	1.448
09-08-36-400-057	1736 S MAPLE RD	0108	401	08/10/21	\$328,500	WD	03-ARM'S LENGTH	\$328,500	\$172,000	52.36	\$343,979	1,788	2 STORY, C-BC	83	\$95,000	\$233,500	\$155,612	1.501
09-08-36-400-069	2514 BANYAN CT	0108	401	06/03/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$260,900	52.71	\$521,817	2,062	2 STORY, C-BC	97	\$83,300	\$411,700	\$274,073	1.502
09-08-36-400-036	2539 JADE CT	0108	401	05/07/21	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$199,200	52.43	\$398,307	1,930	1 1/2 ST, C-BC	74	\$95,000	\$284,900	\$189,567	1.503
09-08-36-400-054	1730 S MAPLE RD	0108	401	06/24/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$182,900	53.01	\$365,824	1,764	2 STORY, C-BC	80	\$95,000	\$250,000	\$163,147	1.532
09-09-30-305-011	501 BURWOOD AV	0108	401	06/15/22	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$143,900	44.01	\$287,867	1,340	1 1/2 ST, C-BC	62	\$86,394	\$240,606	\$121,369	1.982
09-09-30-305-019	533 BURWOOD AV	0108	401	08/23/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$154,300	42.86	\$308,505	1,920	SPLIT LVL, C-BC	63	\$97,716	\$262,284	\$131,743	1.991
09-09-30-320-005	2126 FAIR ST	0108	401	10/20/21	\$334,650	WD	03-ARM'S LENGTH	\$334,650	\$144,700	43.24	\$289,356	1,100	RANCH, C-BC	62	\$90,674	\$243,976	\$119,688	2.038
09-08-25-401-001	730 S MAPLE RD	0108	401	10/13/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$138,500	43.28	\$276,910	1,476	2 STORY, C-BC	57	\$88,103	\$231,897	\$113,739	2.039
09-09-30-320-010	2032 FAIR ST	0108	401	04/30/21	\$342,900	WD	03-ARM'S LENGTH	\$342,900	\$139,100	40.57	\$278,274	1,100	RANCH, C-BC	62	\$90,674	\$252,226	\$117,250	2.151
09-09-30-320-013	2016 FAIR ST	0108	401	09/17/21	\$358,500	WD	03-ARM'S LENGTH	\$358,500	\$144,600	40.33	\$289,169	1,100	RANCH, C-BC	62	\$92,900	\$265,600	\$122,668	2.165
09-09-30-303-033	2104 WINEWOOD AV	0108	401	09/23/21	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$118,600	37.41	\$237,205	947	RANCH, C-BC	64	\$80,656	\$236,344	\$97,843	2.416
09-08-25-401-015	2569 W LIBERTY ST	0108	401	07/08/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$105,700	39.15	\$211,372	1,028	RANCH, C-BC	50	\$85,954	\$184,046	\$75,553	2.436
09-09-30-304-044	2074 GARDEN CIR	0108	401	03/25/22	\$284,900	WD	03-ARM'S LENGTH	\$284,900	\$105,300	36.96	\$210,522	960	RANCH, D-CD	58	\$80,805	\$204,095	\$78,143	2.612
09-09-30-303-022	421 BURWOOD AV	0108	401	01/05/23	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$142,800	36.34	\$285,563	1,367	SPLIT LVL, C-BC	59	\$78,978	\$314,022	\$116,059	2.706
09-09-30-309-005	2113 THALER AV	0108	401	02/28/22	\$612,000	WD	03-ARM'S LENGTH	\$612,000	\$200,000	32.68	\$400,097	2,184	2 STORY, C-BC	63	\$79,732	\$532,268	\$192,991	2.758
09-09-30-303-032	2108 WINEWOOD AV	0108	401	02/28/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$111,100	34.72	\$222,242	947	RANCH, C-BC	61	\$80,000	\$240,000	\$85,688	2.801
09-09-30-303-012	2115 FAIR ST	0108	401	06/11/21	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$139,600	32.24	\$279,124	1,582	SPLIT LVL, C-BC	63	\$79,866	\$353,134	\$124,536	2.836
09-09-30-303-004	2017 FAIR ST	0108	401	08/20/21	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$137,000	32.46	\$274,033	1,486	SPLIT LVL, C-BC	62	\$85,569	\$336,431	\$117,790	2.856
09-09-30-304-050	2083 WINEWOOD AV	0108	401	04/23/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$109,200	34.13	\$218,396	960	RANCH, D-CD	58	\$89,426	\$230,574	\$80,606	2.860
09-09-30-303-034	2100 WINEWOOD AV	0108	401	04/30/21	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$106,500	33.70	\$212,919	947	RANCH, C-BC	60	\$82,505	\$233,495	\$81,509	2.865

AVERAGE ECF: 2.039  
 STD DEVIATION: 2.164  
 PREVIOUS YEAR ECF: 1.780  
 APPROX NBHD % CHANGE: 15%

**NBHD 0108  
2.0000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-30-101-013	121 CREST AV	0109	401	08/12/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$196,500	63.39	\$392,916	1,244	1 1/2 ST, C-BC	52	\$180,789	\$129,211	\$97,306	1.328
09-09-30-204-032	402 GLENDALE DR	0109	401	04/29/21	\$360,300	WD	03-ARM'S LENGTH	\$360,300	\$215,500	59.81	\$430,964	1,178	RANCH, C-BC	54	\$198,530	\$161,770	\$106,621	1.517
09-09-30-108-023	1214 W WASHINGTON ST	0109	401	09/20/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$275,400	64.80	\$550,808	2,032	2 STORY, C-BC	51	\$184,887	\$240,113	\$149,661	1.604
09-09-30-112-012	409 VIRGINIA AV	0109	401	10/05/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$153,800	53.96	\$307,605	715	RANCH, D-CD	53	\$184,343	\$100,657	\$56,542	1.780
09-09-30-103-032	255 CREST AV	0109	401	05/27/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$189,100	49.12	\$378,157	960	2 STORY, C-BC	53	\$189,888	\$195,112	\$86,362	2.259
09-09-30-114-024	1715 ABBOTT AV	0109	401	03/06/23	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$216,900	52.14	\$433,813	1,218	2 STORY, C-BC	54	\$183,528	\$232,472	\$102,366	2.271
09-09-30-115-027	1807 ORCHARD ST	0109	401	05/10/21	\$405,500	WD	03-ARM'S LENGTH	\$405,500	\$198,200	48.88	\$396,410	1,071	RANCH, C-BC	57	\$181,697	\$223,803	\$98,492	2.272
09-09-30-114-029	1801 ABBOTT AV	0109	401	09/30/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$215,700	46.89	\$431,418	1,434	RANCH, C-BC	57	\$188,634	\$271,366	\$111,369	2.437
09-09-30-104-030	323 MONTGOMERY AV	0109	401	12/14/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$188,000	48.83	\$375,904	818	RANCH, C-BC	51	\$184,084	\$200,916	\$78,454	2.561
09-09-30-115-025	1803 ORCHARD ST	0109	401	04/27/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$191,000	45.48	\$381,982	925	RANCH, C-BC	57	\$181,697	\$238,303	\$91,874	2.594
09-09-30-109-024	223 KENWOOD AV	0109	401	09/24/21	\$593,000	WD	03-ARM'S LENGTH	\$593,000	\$257,100	43.36	\$514,193	1,591	2 STORY, C-BC	59	\$181,880	\$411,120	\$152,437	2.697
09-09-30-404-006	1100 W LIBERTY ST	0109	401	06/28/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$183,300	44.17	\$366,560	1,261	2 STORY, C-BC	50	\$182,908	\$232,092	\$84,244	2.755
09-09-30-112-009	1607 CHARLTON AV	0109	401	05/09/22	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$171,800	43.83	\$343,689	924	RANCH, D-CD	54	\$182,873	\$209,127	\$73,769	2.835
09-09-30-104-023	215 MONTGOMERY AV	0109	401	04/13/22	\$627,000	WD	03-ARM'S LENGTH	\$627,000	\$261,200	41.66	\$522,381	1,863	2 STORY, C-BC	61	\$184,084	\$442,916	\$155,182	2.854
09-09-30-400-006	1730 FAIR ST	0109	401	07/02/21	\$632,000	WD	03-ARM'S LENGTH	\$632,000	\$262,500	41.53	\$524,900	2,182	SPLIT LVL, C-BC	57	\$190,869	\$441,131	\$153,225	2.879
09-09-30-101-012	115 CREST AV	0109	401	06/14/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$214,800	42.12	\$429,544	1,329	1 1/2 ST, C-BC	57	\$180,789	\$329,211	\$114,108	2.885
09-09-30-108-002	102 CREST AV	0109	401	05/10/22	\$527,300	WD	03-ARM'S LENGTH	\$527,300	\$221,000	41.91	\$442,017	1,533	2 STORY, C-BC	49	\$181,498	\$345,802	\$119,504	2.894
09-09-30-108-006	1319 W HURON ST	0109	401	01/07/22	\$889,000	WD	03-ARM'S LENGTH	\$889,000	\$352,500	39.65	\$704,945	2,700	2 STORY, C-BC	62	\$192,981	\$696,019	\$234,846	2.964

	\$5,101,141	\$2,066,362	2.469	<b>NBHD 0109</b>
AVERAGE ECF:			2.410	<b>2.4000</b>
STD DEVIATION:			0.526	
PREVIOUS YEAR ECF:		2.445		
APPROX NBHD % CHANGE:		1%		

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-29-312-015	426 THIRD ST	0112	401	09/29/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$158,200	55.51	\$316,495	1,316	1 1/2 ST, C-BC	31	\$197,569	\$87,431	\$51,707	1.691
09-09-29-313-023	402 SECOND ST	0112	401	03/10/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$182,000	52.00	\$364,087	993	1 1/2 ST, C-BC	52	\$177,837	\$172,163	\$79,594	2.163
09-09-29-312-018	452 THIRD ST	0112	401	06/16/21	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$430,600	46.05	\$861,160	2,228	2 STORY, C-BC	78	\$230,000	\$705,000	\$286,891	2.457
09-09-29-302-010	423 W LIBERTY ST	0112	401	06/10/22	\$985,000	WD	03-ARM'S LENGTH	\$985,000	\$422,200	42.86	\$844,478	1,974	2 STORY, C-BC	81	\$154,520	\$830,480	\$294,854	2.817

	\$1,795,074	\$713,046	2.517
AVERAGE ECF:			2.282
STD DEVIATION:			0.476
PREVIOUS YEAR ECF:		2.340	
APPROX NBHD % CHANGE:		8%	

**NBHD 0112  
2.5000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-29-318-002	552 SECOND ST	0113	401	05/25/22	\$330,000	MLC	03-ARM'S LENGTH	\$330,000	\$187,700	56.88	\$375,307	1,120	2 STORY, C-BC	52	\$111,343	\$218,657	\$99,609	2.195
09-09-29-331-008	220 W MOSLEY ST	0113	401	11/11/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$239,200	51.44	\$478,474	1,832	2 STORY, C-BC	57	\$128,261	\$336,739	\$132,156	2.548
09-09-29-329-003	623 THIRD ST	0113	401	04/16/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$263,100	51.09	\$526,287	2,126	2 STORY, C-BC	53	\$132,028	\$382,972	\$148,777	2.574
09-09-29-320-011	502 FOURTH ST	0113	401	12/21/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$213,800	49.15	\$427,602	1,368	2 STORY, C-BC	57	\$118,270	\$316,730	\$116,729	2.713
09-09-29-310-058	423 S SEVENTH ST	0113	401	04/20/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$189,200	46.72	\$378,320	994	2 STORY, C-BC	65	\$135,000	\$270,000	\$91,819	2.941
09-09-29-317-021	533 SECOND ST	0113	401	05/07/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$218,800	46.06	\$437,546	1,648	2 STORY, C-BC	64	\$110,350	\$364,650	\$123,470	2.953
09-09-29-311-009	413 FIFTH ST	0113	401	09/10/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$229,900	43.38	\$459,887	1,506	1 1/2 ST, C-BC	56	\$120,297	\$409,703	\$138,608	2.956
09-09-29-328-008	634 TURNER PARK CT	0113	401	12/06/21	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$187,600	46.09	\$375,210	1,617	2 STORY, C-BC	52	\$108,578	\$298,422	\$100,616	2.966
09-09-29-316-009	543 S FIRST ST	0113	401	09/02/22	\$569,000	WD	03-ARM'S LENGTH	\$569,000	\$260,700	45.82	\$521,464	1,650	2 STORY, C-BC	56	\$135,857	\$433,143	\$145,512	2.977
09-09-29-317-029	507 SECOND ST	0113	401	11/30/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$285,300	45.65	\$570,677	1,887	2 STORY, C-BC	57	\$138,205	\$486,795	\$163,197	2.983

AVERAGE ECF: \$3,517,811 \$1,260,493 2.791  
 STD DEVIATION: 2.781  
 PREVIOUS YEAR ECF: 2.450  
 APPROX NBHD % CHANGE: 14%

**NBHD 0113  
2.7000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-30-416-013	1117 W LIBERTY ST	0114	401	07/29/22	\$462,900	WD	03-ARM'S LENGTH	\$462,900	\$220,100	47.55	\$440,262	1,518	1 1/2 ST, C-BC	50	\$189,652	\$273,248	\$135,465	2.017
09-09-29-309-041	2 JEFFERSON CT	0114	401	10/15/21	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$288,400	46.89	\$576,860	2,146	RANCH, C-BC	53	\$185,981	\$429,019	\$211,286	2.031
09-09-30-415-002	503 CREST AV	0114	401	07/16/21	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$223,000	42.48	\$446,081	1,575	2 STORY, C-BC	53	\$212,796	\$312,204	\$126,100	2.476
09-09-29-309-046	452 S SEVENTH ST	0114	401	06/30/22	\$547,500	WD	03-ARM'S LENGTH	\$547,500	\$227,900	41.63	\$455,840	1,626	1 1/2 ST, C-BC	56	\$190,964	\$356,536	\$143,176	2.490
09-09-29-324-033	705 MADISON PL	0114	401	09/13/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$223,400	40.62	\$446,802	1,608	1 1/2 ST, C-BC	55	\$202,476	\$347,524	\$132,068	2.631
09-09-30-416-021	429 CREST AV	0114	401	12/29/21	\$525,000	WD	16-LC PAYOFF	\$525,000	\$211,700	40.32	\$423,318	1,489	1 1/2 ST, C-BC	53	\$191,998	\$333,002	\$125,038	2.663
09-09-29-324-006	931 LUTZ AV	0114	401	03/18/22	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$163,800	42.22	\$327,669	910	2 STORY, C-BC	53	\$204,339	\$183,661	\$66,665	2.755
09-09-29-309-018	504 EIGHTH ST	0114	401	06/04/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$200,400	39.29	\$400,798	1,682	2 STORY, C-BC	53	\$178,731	\$331,269	\$120,036	2.760

	\$2,566,463	\$1,059,834	2.422
AVERAGE ECF:			2.478
STD DEVIATION:			0.299
PREVIOUS YEAR ECF:		1.850	
APPROX NBHD % CHANGE:		31%	

**NBHD 0114  
2.4000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-30-321-015	517 GLENDALE CIR	0115	401	11/08/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$297,500	50.85	\$594,908	1,710	1 1/2 ST, B-A	67	\$171,054	\$413,946	\$217,361	1.904
09-09-30-316-023	1942 PEPPERMILL WAY	0115	401	07/07/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$238,600	48.69	\$477,288	1,456	RANCH, C-BC	56	\$144,760	\$345,240	\$170,527	2.025
09-09-30-314-010	1704 IVYWOOD DR	0115	401	06/23/22	\$502,000	WD	03-ARM'S LENGTH	\$502,000	\$225,500	44.92	\$450,930	1,874	SPLIT LVL, C-BC	54	\$142,089	\$359,911	\$158,380	2.272
09-09-30-313-006	805 IVYDALE AV	0115	401	06/18/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$210,200	43.79	\$420,401	1,403	RANCH, C-BC	54	\$141,927	\$338,073	\$142,807	2.367
09-09-30-312-006	615 DARTMOOR RD	0115	401	01/14/22	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$215,200	43.65	\$430,302	1,636	2 STORY, C-BC	56	\$138,798	\$354,202	\$149,489	2.369
09-09-30-316-011	1926 HAMPTON CT	0115	401	06/29/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$208,200	41.64	\$416,497	1,874	SPLIT LVL, C-BC	55	\$133,669	\$366,331	\$145,040	2.526
09-09-30-312-009	641 DARTMOOR RD	0115	401	08/05/22	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$296,700	37.80	\$593,421	2,788	2 STORY, C-BC	54	\$150,523	\$634,477	\$227,127	2.793

	\$2,812,180	\$1,210,732	2.323
AVERAGE ECF:			2.322
STD DEVIATION:			0.298
PREVIOUS YEAR ECF:		1.950	
APPROX NBHD % CHANGE:		19%	

**NBHD 0115**  
**2.3000**



## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-31-214-002	1725 ARBORDALE ST	0116	401	08/31/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$231,500	55.78	\$463,099	2,050	SPLIT LVL, C-BC	53	\$150,843	\$264,157	\$155,351	1.700
09-09-31-212-008	1854 ARBORDALE ST	0116	401	05/28/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$244,500	54.33	\$489,032	2,002	SPLIT LVL, C-BC	69	\$169,047	\$280,953	\$164,095	1.712
09-09-31-107-050	1207 MANHATTAN DR	0116	401	08/05/21	\$382,000	CD	03-ARM'S LENGTH	\$382,000	\$202,600	53.04	\$405,103	1,509	RANCH, C-BC	54	\$125,416	\$256,584	\$143,429	1.789
09-09-31-103-015	975 SHERWOOD ST	0116	401	12/27/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$162,300	54.10	\$324,652	1,000	RANCH, C-BC	52	\$118,993	\$181,007	\$97,933	1.848
09-09-31-108-006	845 MT PLEASANT AV	0116	401	08/12/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$180,000	51.43	\$359,974	1,120	RANCH, C-BC	52	\$130,551	\$219,449	\$114,141	1.923
09-09-31-103-013	941 SHERWOOD ST	0116	401	12/15/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$140,200	50.07	\$280,481	869	RANCH, C-BC	53	\$117,983	\$162,017	\$80,845	2.004
09-09-31-104-001	1706 ARBORDALE ST	0116	401	06/21/21	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$179,400	48.62	\$358,808	1,191	RANCH, C-BC	54	\$120,048	\$248,952	\$122,441	2.033
09-09-31-101-029	921 RAYMOND ST	0116	401	03/18/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$205,200	47.72	\$410,496	1,771	1 1/2 ST, C-BC	53	\$125,416	\$304,584	\$141,831	2.148
09-09-31-107-028	1014 PAULINE BLV	0116	401	05/05/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$190,100	47.53	\$380,248	1,259	RANCH, C-BC	53	\$131,504	\$268,496	\$123,753	2.170
09-09-31-102-009	1511 NORTHWOOD ST	0116	401	06/11/21	\$404,440	WD	03-ARM'S LENGTH	\$404,440	\$184,500	45.62	\$369,060	1,575	1 1/2 ST, C-BC	53	\$138,862	\$265,578	\$118,050	2.250
09-09-31-214-009	949 LENNOX ST	0116	401	07/06/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$201,000	45.17	\$401,917	1,868	SPLIT LVL, C-BC	55	\$123,480	\$321,520	\$142,788	2.252
09-09-31-214-046	1850 VIRNANKAY CIR	0116	401	09/28/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$149,700	46.78	\$299,469	912	RANCH, C-BC	53	\$129,013	\$190,987	\$84,804	2.252
09-09-31-104-017	1500 NORTHWOOD ST	0116	401	09/16/22	\$390,575	WD	03-ARM'S LENGTH	\$390,575	\$180,400	46.19	\$360,700	1,204	RANCH, C-BC	53	\$133,634	\$256,941	\$112,968	2.274
09-09-31-214-048	1840 VIRNANKAY CIR	0116	401	03/17/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$153,300	47.17	\$306,575	912	RANCH, C-BC	52	\$121,172	\$203,828	\$88,287	2.309
09-09-31-106-014	801 REDEEMER AV	0116	401	09/13/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$164,900	44.57	\$329,801	1,012	RANCH, C-BC	54	\$130,452	\$239,548	\$102,230	2.343
09-09-31-101-016	966 SHERWOOD CIR	0116	401	05/27/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$172,100	44.70	\$344,147	986	RANCH, C-BC	52	\$131,316	\$253,684	\$105,886	2.396
09-09-31-214-018	1815 ARBORDALE ST	0116	401	04/25/22	\$448,400	WD	03-ARM'S LENGTH	\$448,400	\$196,900	43.91	\$393,876	1,777	SPLIT LVL, C-BC	55	\$129,048	\$319,352	\$131,755	2.424
09-09-31-106-009	824 HEWETT DR	0116	401	12/22/21	\$329,500	PTA	03-ARM'S LENGTH	\$329,500	\$146,300	44.40	\$292,504	1,015	RANCH, C-BC	53	\$116,557	\$212,943	\$87,536	2.433
09-09-31-104-018	901 NORTHWOOD ST	0116	401	06/21/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$186,500	43.88	\$373,014	1,380	1 1/2 ST, C-BC	52	\$140,457	\$284,543	\$115,700	2.459
09-09-31-102-002	970 NORTHWOOD ST	0116	401	06/24/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$155,800	43.89	\$311,623	1,008	RANCH, C-BC	52	\$123,264	\$231,736	\$93,711	2.473
09-09-31-107-015	831 HEWETT DR	0116	401	10/06/22	\$487,500	WD	03-ARM'S LENGTH	\$487,500	\$208,600	42.79	\$417,181	1,517	2 STORY, C-BC	52	\$135,644	\$351,856	\$140,068	2.512
09-09-31-108-007	851 MT PLEASANT AV	0116	401	02/14/22	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$158,400	43.40	\$316,862	1,022	RANCH, C-BC	53	\$130,551	\$234,449	\$92,692	2.529
09-09-31-107-023	1112 PAULINE BLV	0116	401	08/10/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$191,400	41.16	\$382,798	1,436	1 1/2 ST, C-BC	52	\$128,280	\$336,720	\$126,626	2.659
09-09-31-101-026	1645 ARBORDALE ST	0116	401	05/12/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$240,500	40.08	\$481,030	1,784	RANCH, C-BC	53	\$132,239	\$467,761	\$173,528	2.696
09-09-31-102-004	950 NORTHWOOD ST	0116	401	07/06/21	\$430,250	WD	03-ARM'S LENGTH	\$430,250	\$163,100	37.91	\$326,227	1,350	1 1/2 ST, C-BC	54	\$129,115	\$301,135	\$101,083	2.979
09-09-31-108-008	853 MT PLEASANT AV	0116	401	07/30/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$169,300	37.62	\$338,546	1,085	RANCH, C-BC	56	\$130,551	\$319,449	\$106,664	2.995

**NBHD 0116  
2.2700**

AVERAGE ECF: 2.274  
 STD DEVIATION: 0.343  
 PREVIOUS YEAR ECF: 2.100  
 APPROX NBHD % CHANGE: 8%

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-31-115-018	1132 ARELLA BLV	0119	401	12/13/21	\$157,000	WD	21-NOT USED/OTHER	\$157,000	\$164,000	104.46	\$327,978	1,080	RANCH, C-BC	53	\$118,870	\$38,130	\$103,009	0.370
09-09-31-112-051	1165 PAULINE BLV	0119	401	03/31/22	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$180,500	70.78	\$361,085	1,094	RANCH, C-BC	53	\$128,674	\$126,326	\$114,488	1.103
09-09-31-112-017	1242 NAPLES CT	0119	401	05/21/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$200,500	57.29	\$400,956	1,277	RANCH, C-BC	54	\$165,837	\$184,163	\$120,574	1.527
09-09-31-118-010	1700 W STADIUM BLV	0119	401	09/07/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$151,100	54.75	\$302,102	912	RANCH, C-BC	50	\$131,773	\$144,227	\$87,348	1.651
09-09-31-114-017	1327 ARELLA BLV	0119	401	11/01/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$154,600	55.21	\$309,239	1,027	RANCH, C-BC	54	\$119,083	\$160,917	\$93,673	1.718
09-09-31-112-047	1141 PAULINE BLV	0119	401	12/15/21	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$161,700	55.00	\$323,416	1,161	RANCH, C-BC	53	\$127,696	\$166,304	\$96,414	1.725
09-09-31-118-011	1340 KAY PKY	0119	401	08/11/21	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$126,600	52.53	\$253,291	777	RANCH, C-BC	53	\$121,194	\$119,806	\$67,742	1.769
09-09-31-110-006	1115 CLAGUE AV	0119	401	11/15/22	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$217,700	52.33	\$435,388	1,452	RANCH, C-BC	52	\$151,415	\$264,585	\$145,627	1.817
09-09-31-118-022	1174 KAY PKY	0119	401	06/14/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$177,000	52.06	\$353,999	1,248	RANCH, C-BC	55	\$119,102	\$220,898	\$120,460	1.834
09-09-31-115-054	1636 W STADIUM BLV	0119	401	04/30/21	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$141,900	50.23	\$283,891	912	RANCH, C-BC	50	\$123,720	\$158,780	\$82,139	1.933
09-09-31-115-030	1131 KAY PKY	0119	401	01/31/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$157,100	47.61	\$314,143	1,056	RANCH, C-BC	56	\$117,290	\$212,710	\$96,972	2.194
09-09-31-113-008	1108 MEADOWBROOK AV	0119	401	11/11/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$554,900	46.24	\$1,109,768	2,938	RANCH, C-BC	90	\$144,774	\$1,055,226	\$459,959	2.294
09-09-31-118-019	1190 KAY PKY	0119	401	01/21/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$145,900	44.89	\$291,714	919	RANCH, C-BC	54	\$114,418	\$210,582	\$87,338	2.411
09-09-31-115-043	1215 CHAPEL CT	0119	401	06/30/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$190,400	43.77	\$380,861	1,378	RANCH, C-BC	54	\$116,415	\$318,585	\$130,269	2.446
09-09-31-115-036	1212 CHAPEL CT	0119	401	10/05/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$152,000	44.06	\$303,947	929	RANCH, C-BC	52	\$113,665	\$231,335	\$93,735	2.468
09-09-31-115-024	1595 PAULINE BLV	0119	401	11/11/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$153,300	43.80	\$306,531	1,164	RANCH, C-BC	55	\$115,981	\$234,019	\$93,867	2.493
09-09-31-118-011	1340 KAY PKY	0119	401	05/16/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$135,400	43.68	\$270,823	777	RANCH, C-BC	52	\$121,194	\$188,806	\$73,709	2.562
09-09-31-115-027	1117 KAY PKY	0119	401	04/08/22	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$125,700	44.11	\$251,481	888	RANCH, C-BC	53	\$124,714	\$160,286	\$62,447	2.567
09-09-31-113-033	1219 ARDMOOR AV	0119	401	05/06/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$236,700	40.46	\$473,414	2,052	SPLIT LVL, C-BC	64	\$129,081	\$455,919	\$176,581	2.582
09-09-31-118-012	1330 KAY PKY	0119	401	06/09/22	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$121,200	43.13	\$242,302	729	RANCH, C-BC	52	\$119,164	\$161,836	\$60,659	2.668
09-09-31-113-036	1237 ARDMOOR AV	0119	401	12/07/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$232,700	40.47	\$465,478	2,265	SPLIT LVL, C-BC	56	\$129,081	\$445,919	\$165,713	2.691
09-09-31-112-070	1349 ARDMOOR AV	0119	401	04/01/21	\$587,000	WD	03-ARM'S LENGTH	\$587,000	\$228,300	38.89	\$456,696	2,045	2 STORY, C-BC	59	\$126,062	\$460,938	\$169,556	2.719
09-09-31-111-019	1224 SNYDER AV	0119	401	03/17/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$207,400	35.76	\$414,736	1,472	RANCH, C-BC	53	\$127,696	\$452,304	\$147,200	3.073
09-09-31-109-003	1115 VAN DUSEN DR	0119	401	04/29/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$164,000	38.59	\$327,998	1,058	RANCH, C-BC	53	\$143,083	\$281,917	\$91,091	3.095
09-09-31-112-080	1115 MEADOWBROOK AV	0119	401	03/14/23	\$1,288,000	WD	03-ARM'S LENGTH	\$1,288,000	\$420,700	32.66	\$841,468	3,028	2 STORY, C-BC	93	\$128,162	\$1,159,838	\$365,798	3.171
09-09-31-115-013	1222 ARELLA BLV	0119	401	07/01/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$157,300	35.75	\$314,576	1,104	RANCH, C-BC	54	\$118,870	\$321,130	\$100,362	3.200

	\$7,935,486	\$3,406,729	2.329
AVERAGE ECF:			2.234
STD DEVIATION:			0.669
PREVIOUS YEAR ECF:		1.950	
APPROX NBHD % CHANGE:		19%	

**NBHD 0119**  
**2.3000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-31-406-007	1521 NORMANDY RD	0121	401	02/18/22	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$207,000	56.87	\$414,089	1,220	RANCH, C-BC	53	\$139,325	\$224,675	\$137,382	1.635
09-09-31-402-033	1573 MARIAN AV	0121	401	09/02/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$199,500	58.68	\$399,006	1,115	RANCH, C-BC	52	\$118,465	\$221,535	\$128,925	1.718
09-09-31-418-004	1475 MAYWOOD AV	0121	401	05/25/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$229,700	54.05	\$459,301	1,520	1 1/2 ST, C-BC	52	\$118,465	\$306,535	\$170,418	1.799
09-09-31-402-016	1452 KIRTLAND DR	0121	401	02/06/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$203,600	54.29	\$407,263	1,102	RANCH, C-BC	52	\$118,465	\$256,535	\$140,877	1.821
09-09-31-418-020	1518 ARDMOOR AV	0121	401	01/18/22	\$336,150	WD	03-ARM'S LENGTH	\$336,150	\$172,500	51.32	\$347,753	1,372	1 1/2 ST, C-BC	53	\$118,465	\$217,685	\$114,644	1.899
09-09-31-403-013	1500 MARIAN AV	0121	401	09/27/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$180,400	51.54	\$360,855	1,134	RANCH, C-BC	52	\$118,465	\$231,535	\$121,195	1.910
09-09-31-406-014	1500 BARNARD RD	0121	401	08/11/22	\$528,032	WD	03-ARM'S LENGTH	\$528,032	\$247,400	46.85	\$494,719	2,196	2 STORY, C-BC	53	\$127,033	\$400,999	\$183,843	2.181
09-09-31-402-013	1488 KIRTLAND DR	0121	401	09/30/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$190,600	45.93	\$381,133	1,102	RANCH, C-BC	52	\$118,465	\$296,535	\$131,334	2.258
09-09-31-406-008	1531 NORMANDY RD	0121	401	04/01/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$235,600	44.04	\$471,172	2,015	RANCH, C-BC	54	\$141,164	\$393,836	\$169,235	2.327
09-09-31-403-015	1476 MARIAN AV	0121	401	06/14/21	\$391,000	WD	03-ARM'S LENGTH	\$391,000	\$172,000	43.99	\$343,977	1,134	RANCH, C-BC	53	\$118,465	\$272,535	\$115,647	2.357
09-09-31-419-007	1489 ARDMOOR AV	0121	401	11/04/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$159,400	44.90	\$318,771	1,274	2 STORY, C-BC	53	\$118,465	\$236,535	\$100,153	2.362
09-09-31-402-020	1421 MARIAN AV	0121	401	11/10/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$159,600	44.33	\$319,230	1,132	RANCH, C-BC	48	\$118,416	\$241,584	\$100,407	2.406
09-09-31-419-025	1405 W STADIUM BLV	0121	401	03/28/22	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$187,800	44.08	\$375,582	1,365	RANCH, C-BC	50	\$142,006	\$283,994	\$116,788	2.432
09-09-31-403-030	1541 GREENVIEW DR	0121	401	04/14/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$178,800	43.61	\$357,553	1,119	RANCH, C-BC	54	\$118,465	\$291,535	\$119,544	2.439
09-09-31-403-017	1452 MARIAN AV	0121	401	08/30/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$167,300	42.90	\$334,517	1,130	RANCH, C-BC	53	\$118,465	\$271,535	\$110,796	2.451
09-09-31-403-027	1501 GREENVIEW DR	0121	401	05/31/22	\$427,500	WD	03-ARM'S LENGTH	\$427,500	\$185,400	43.37	\$370,754	1,097	RANCH, C-BC	52	\$129,526	\$297,974	\$120,614	2.470
09-09-31-407-008	1530 HANOVER CT	0121	401	05/25/21	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$270,600	41.31	\$541,206	2,490	2 STORY, C-BC	60	\$123,323	\$531,677	\$214,299	2.481
09-09-31-418-021	1510 ARDMOOR AV	0121	401	06/30/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$167,700	41.93	\$335,362	1,152	RANCH, C-BC	55	\$118,465	\$281,535	\$111,229	2.531
09-09-31-407-002	1515 BARNARD RD	0121	401	03/01/23	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$288,500	42.43	\$577,094	2,802	SPLIT LVL, C-BC	53	\$142,371	\$537,629	\$212,060	2.535
09-09-31-420-007	1235 GLEN LEVEN RD	0121	401	06/15/21	\$603,000	WD	03-ARM'S LENGTH	\$603,000	\$244,100	40.48	\$488,154	2,803	SPLIT LVL, C-BC	57	\$129,526	\$473,474	\$183,912	2.574
09-09-31-420-016	1835 GREENVIEW DR	0121	401	04/28/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$283,600	41.10	\$567,253	2,305	2 STORY, C-BC	63	\$140,467	\$549,533	\$213,393	2.575
09-09-31-414-015	1620 MERSHON DR	0121	401	08/09/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$246,800	40.79	\$493,660	1,476	RANCH, C-BC	59	\$136,850	\$468,150	\$178,405	2.624
09-09-31-405-005	1515 GLEN LEVEN RD	0121	401	08/30/22	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$245,500	40.25	\$491,017	2,014	RANCH, C-BC	52	\$134,003	\$475,997	\$178,507	2.667
09-09-31-403-021	1335 W STADIUM BLV	0121	401	08/31/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$177,600	40.83	\$355,263	1,236	RANCH, C-BC	48	\$127,805	\$307,195	\$113,729	2.701
09-09-31-418-007	1495 MAYWOOD AV	0121	401	12/16/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$205,400	40.67	\$410,756	1,545	1 1/2 ST, C-BC	52	\$118,465	\$386,535	\$142,581	2.711
09-09-31-401-027	1523 KIRTLAND DR	0121	401	06/03/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$184,800	40.17	\$369,621	1,110	RANCH, C-BC	52	\$118,465	\$341,535	\$125,578	2.720
09-09-31-417-027	1488 MAYWOOD AV	0121	401	09/21/22	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$287,000	38.78	\$573,911	1,975	1 1/2 ST, C-BC	54	\$120,377	\$619,623	\$221,236	2.801
09-09-31-401-012	1466 WOODLAND DR	0121	401	06/11/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$172,300	38.72	\$344,509	1,126	RANCH, C-BC	53	\$118,465	\$326,535	\$115,920	2.817
09-09-31-406-010	1530 BARNARD RD	0121	401	04/22/22	\$644,800	WD	03-ARM'S LENGTH	\$644,800	\$237,100	36.77	\$474,219	2,180	2 STORY, C-BC	55	\$119,437	\$525,363	\$177,391	2.962

	\$10,270,343	\$4,270,042	2.405
AVERAGE ECF:			2.385
STD DEVIATION:			0.353
PREVIOUS YEAR ECF:		2.050	
APPROX NBHD % CHANGE:		17%	

**NBHD 0121  
2.4000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-31-416-015	1511 CATALINA DR	0122	401	01/19/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$191,600	56.35	\$383,114	1,100	RANCH, C-BC	51	\$104,000	\$236,000	\$113,139	2.086
09-09-31-416-010	1447 CATALINA DR	0122	401	11/05/21	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$160,300	47.71	\$320,667	1,084	RANCH, C-BC	53	\$104,000	\$232,000	\$98,485	2.356
09-09-31-416-021	1570 WESTFIELD AV	0122	401	08/05/22	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$178,900	45.99	\$357,885	1,116	RANCH, C-BC	51	\$104,720	\$284,280	\$115,075	2.470
09-09-31-415-007	1511 GRANADA AV	0122	401	08/06/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$165,400	39.38	\$330,826	1,100	RANCH, C-BC	52	\$104,000	\$316,000	\$112,013	2.821
09-09-31-416-009	1441 CATALINA DR	0122	401	04/11/22	\$343,200	WD	03-ARM'S LENGTH	\$343,200	\$145,200	42.31	\$290,485	1,485	SPLIT LVL, C-BC	52	\$104,000	\$239,200	\$84,766	2.822
09-09-31-311-002	1816 PALOMAR DR	0122	401	05/10/21	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$142,500	39.31	\$284,979	988	RANCH, C-BC	54	\$102,237	\$260,263	\$90,243	2.884
09-09-31-415-010	1527 GRANADA AV	0122	401	04/08/22	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$167,500	40.75	\$334,980	1,110	RANCH, C-BC	52	\$104,000	\$307,000	\$104,991	2.924

	\$1,874,743	\$718,712	2.608
AVERAGE ECF:			2.623
STD DEVIATION:			0.322
PREVIOUS YEAR ECF:		2.467	
APPROX NBHD % CHANGE:		6%	

**NBHD 0122**  
**2.6000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-31-304-060	1913 OLD PEAR TREE CT	0123	401	09/20/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$265,800	64.05	\$531,635	1,946	2 STORY, C-BC	71	\$112,950	\$302,050	\$214,710	1.407
09-09-31-307-009	1709 SAXON ST	0123	401	08/17/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$212,500	51.20	\$424,910	1,850	2 STORY, C-BC	56	\$107,292	\$307,708	\$162,881	1.889
09-09-31-305-028	1901 WALTHAM DR	0123	401	04/09/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$204,400	51.10	\$408,758	1,840	2 STORY, C-BC	56	\$112,196	\$287,804	\$152,083	1.892
09-09-31-301-007	1717 WAVERLY RD	0123	401	05/18/22	\$383,500	WD	03-ARM'S LENGTH	\$383,500	\$189,300	49.36	\$378,525	1,313	RANCH, C-BC	52	\$111,958	\$271,542	\$138,837	1.956
09-09-31-306-032	1601 WALTHAM DR	0123	401	12/16/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$175,800	48.83	\$351,586	1,092	RANCH, C-BC	54	\$113,418	\$246,582	\$124,046	1.988
09-09-31-314-002	2018 WELDON BLV	0123	401	02/03/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$172,600	50.03	\$345,258	1,131	RANCH, C-BC	52	\$106,440	\$238,560	\$119,409	1.998
09-09-31-309-028	1501 DICKEN DR	0123	401	06/20/22	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$231,800	48.29	\$463,624	1,968	RANCH, C-BC	56	\$110,284	\$369,716	\$184,031	2.009
09-09-31-306-030	1543 WALTHAM DR	0123	401	05/13/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$232,800	46.56	\$465,632	2,141	2 STORY, C-BC	55	\$114,890	\$385,110	\$182,678	2.108
09-09-31-301-011	1816 DUNMORE RD	0123	401	07/01/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$191,000	46.59	\$381,988	1,422	RANCH, C-BC	52	\$109,665	\$300,335	\$141,835	2.117
09-09-31-309-007	1538 WALTHAM DR	0123	401	11/21/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$245,000	47.57	\$490,091	1,994	2 STORY, C-BC	54	\$108,293	\$406,707	\$190,899	2.130
09-09-31-414-003	1736 WELDON BLV	0123	401	07/13/22	\$405,395	WD	03-ARM'S LENGTH	\$405,395	\$188,000	46.37	\$375,961	1,452	RANCH, C-BC	52	\$108,682	\$296,713	\$139,208	2.131
09-09-31-308-021	1612 WALTHAM DR	0123	401	02/14/22	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$241,800	45.45	\$483,640	2,028	2 STORY, C-BC	56	\$107,111	\$424,889	\$196,109	2.167
09-09-31-300-021	1559 GLASTONBURY RD	0123	401	07/20/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$171,700	46.41	\$343,329	1,320	RANCH, C-BC	53	\$109,029	\$260,971	\$120,154	2.172
09-09-31-306-034	1613 WALTHAM DR	0123	401	07/11/22	\$478,000	WD	03-ARM'S LENGTH	\$478,000	\$217,600	45.52	\$435,252	1,820	1 1/2 ST, C-BC	53	\$114,798	\$363,202	\$166,903	2.176
09-09-31-303-003	1807 DUNMORE RD	0123	401	02/28/23	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$192,400	46.70	\$384,783	1,267	RANCH, C-BC	52	\$109,267	\$302,733	\$137,758	2.198
09-09-31-308-006	1824 SAXON ST	0123	401	04/27/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$191,100	45.50	\$382,263	1,620	2 STORY, C-BC	56	\$113,344	\$306,656	\$137,907	2.224
09-09-31-305-004	1900 COVINGTON DR	0123	401	03/01/23	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$202,500	45.01	\$405,046	1,681	SPLIT LVL, C-BC	52	\$112,528	\$337,372	\$146,259	2.307
09-09-31-302-001	1765 SANFORD PL	0123	401	10/21/21	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$146,400	44.38	\$292,782	1,131	RANCH, C-BC	52	\$110,221	\$219,679	\$95,084	2.310
09-09-31-308-003	1842 SAXON ST	0123	401	09/06/22	\$456,500	WD	03-ARM'S LENGTH	\$456,500	\$198,500	43.48	\$397,026	1,336	RANCH, C-BC	54	\$113,995	\$342,505	\$147,412	2.323
09-09-31-304-027	2035 WELDON BLV	0123	401	10/28/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$186,100	46.53	\$372,224	1,124	RANCH, C-BC	54	\$107,749	\$292,251	\$125,761	2.324
09-09-31-303-010	1806 HANOVER RD	0123	401	06/01/22	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$257,800	42.26	\$519,893	1,635	RANCH, C-BC	59	\$110,691	\$499,309	\$213,126	2.343
09-09-31-305-014	2130 AGINCOURT ST	0123	401	10/11/22	\$441,250	WD	03-ARM'S LENGTH	\$441,250	\$187,100	42.40	\$374,117	1,195	RANCH, C-BC	55	\$105,380	\$335,870	\$139,967	2.400
09-09-31-413-004	1722 SANFORD PL	0123	401	12/09/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$166,500	43.82	\$332,945	1,131	RANCH, C-BC	51	\$106,103	\$273,897	\$113,421	2.415
09-09-31-410-004	1701 HANOVER RD	0123	401	07/19/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$200,100	44.97	\$400,175	1,218	RANCH, C-BC	52	\$114,768	\$330,232	\$135,714	2.433
09-09-31-303-001	1745 DUNMORE RD	0123	401	05/05/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$153,800	42.72	\$307,615	1,160	RANCH, C-BC	52	\$109,267	\$250,733	\$101,717	2.465
09-09-31-304-005	1829 HANOVER RD	0123	401	03/10/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$139,600	42.30	\$279,214	1,092	RANCH, C-BC	53	\$109,451	\$220,549	\$88,418	2.494
09-09-31-303-005	1801 WAVERLY RD	0123	401	09/14/21	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$166,200	41.65	\$332,350	1,218	RANCH, C-BC	53	\$110,221	\$288,779	\$115,692	2.496
09-09-31-306-022	1527 WARWICK CT	0123	401	11/03/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$191,400	41.16	\$382,750	1,190	RANCH, C-BC	54	\$120,601	\$344,399	\$136,536	2.522
09-09-31-310-013	1455 COVINGTON DR	0123	401	09/13/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$191,700	40.79	\$383,395	1,404	RANCH, C-BC	53	\$113,270	\$356,730	\$140,690	2.536
09-09-31-314-015	2019 RUNNYMEDE BLV	0123	401	06/10/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$189,800	40.38	\$379,524	1,251	RANCH, C-BC	52	\$106,938	\$363,062	\$141,972	2.557
09-09-31-305-009	2117 AGINCOURT ST	0123	401	09/03/21	\$407,138	WD	03-ARM'S LENGTH	\$407,138	\$168,500	41.39	\$336,987	1,202	RANCH, C-BC	54	\$114,496	\$292,642	\$114,098	2.565
09-09-31-304-053	2020 SCIO CHURCH RD	0123	401	08/09/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$171,800	40.42	\$343,660	1,190	RANCH, C-BC	53	\$112,000	\$313,000	\$120,656	2.594
09-09-31-301-008	1725 WAVERLY RD	0123	401	05/27/22	\$464,000	WD	03-ARM'S LENGTH	\$464,000	\$186,000	40.09	\$372,053	1,164	RANCH, C-BC	52	\$111,958	\$352,042	\$135,466	2.599
09-09-31-315-018	1913 WELDON BLV	0123	401	12/29/21	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$152,200	40.59	\$304,333	1,131	RANCH, C-BC	53	\$108,535	\$266,465	\$101,978	2.613
09-09-31-414-001	1802 WELDON BLV	0123	401	07/14/21	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$173,600	40.37	\$347,224	1,150	RANCH, C-BC	53	\$108,682	\$321,318	\$122,329	2.627
09-09-31-306-016	1531 WALTHAM DR	0123	401	07/19/21	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$169,300	39.84	\$338,560	1,221	RANCH, C-BC	54	\$106,728	\$318,272	\$118,888	2.677
09-09-31-310-010	1439 COVINGTON DR	0123	401	06/23/22	\$567,300	WD	03-ARM'S LENGTH	\$567,300	\$216,900	38.23	\$433,754	1,669	RANCH, C-BC	53	\$108,715	\$458,585	\$169,291	2.709
09-09-31-414-011	1607 WINSTED BLV	0123	401	03/24/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$166,300	40.07	\$332,591	1,169	RANCH, C-BC	51	\$104,957	\$310,043	\$113,817	2.724
09-09-31-308-019	1620 WALTHAM DR	0123	401	07/26/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$260,000	37.14	\$520,071	2,298	2 STORY, C-BC	54	\$109,851	\$590,149	\$213,656	2.762
09-09-31-304-045	2002 BRAMPTON CT	0123	401	05/03/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$166,700	38.77	\$333,331	1,306	RANCH, C-BC	53	\$108,816	\$321,184	\$115,136	2.790
09-09-31-414-009	1700 WELDON BLV	0123	401	12/07/21	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$147,300	38.77	\$294,673	1,025	RANCH, C-BC	52	\$116,017	\$263,883	\$93,050	2.836
09-09-31-310-027	1439 GLASTONBURY RD	0123	401	11/19/21	\$551,000	WD	03-ARM'S LENGTH	\$551,000	\$203,000	36.84	\$406,096	1,738	RANCH, C-BC	54	\$104,950	\$446,050	\$156,847	2.844
09-09-31-411-010	1715 DUNMORE RD	0123	401	06/15/21	\$423,500	WD	03-ARM'S LENGTH	\$423,500	\$159,700	37.71	\$319,306	1,092	RANCH, C-BC	53	\$109,747	\$313,753	\$107,466	2.920
09-09-31-313-002	1570 BARRINGTON PL	0123	401	05/24/22	\$466,250	WD	03-ARM'S LENGTH	\$466,250	\$172,000	36.89	\$343,972	1,267	RANCH, C-BC	52	\$111,370	\$354,880	\$121,147	2.929

**NBHD 0123**  
**2.3000**

	\$14,448,911	\$6,155,044	2.347
AVERAGE ECF:			2.379
STD DEVIATION:			0.324
PREVIOUS YEAR ECF:		2.000	
APPROX NBHD % CHANGE:		17%	

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-06-200-041	2210 STEEPLECHASE DR	0125	401	06/11/21	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$189,700	51.41	\$379,434	1,540	RANCH, C-BC	58	\$107,407	\$261,593	\$155,444	1.683
09-12-06-204-015	2200 CHURCHILL DR	0125	401	06/10/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$192,100	51.23	\$384,190	1,692	2 STORY, C-BC	59	\$111,878	\$263,122	\$155,607	1.691
09-12-06-200-010	2020 YEOMAN CT	0125	401	03/22/22	\$379,250	WD	03-ARM'S LENGTH	\$379,250	\$190,300	50.18	\$380,634	1,540	RANCH, C-BC	57	\$105,827	\$273,423	\$151,827	1.801
09-12-06-203-001	2005 CHURCHILL DR	0125	401	10/01/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$195,700	48.32	\$391,445	1,692	2 STORY, C-BC	60	\$111,396	\$293,604	\$154,723	1.898
09-12-06-204-022	2155 BLANEY DR	0125	401	05/21/21	\$435,000	OTH	03-ARM'S LENGTH	\$435,000	\$188,600	43.36	\$377,154	1,692	2 STORY, C-BC	59	\$107,423	\$327,577	\$154,132	2.125
09-12-06-200-027	2025 WILTSHIRE CT	0125	401	02/28/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$195,000	43.33	\$389,968	1,684	2 STORY, C-BC	60	\$105,145	\$344,855	\$157,361	2.191

	\$1,764,174	\$929,094	1.899
AVERAGE ECF:			1.898
STD DEVIATION:			0.217
PREVIOUS YEAR ECF:		1.847	
APPROX NBHD % CHANGE:		3%	

**NBHD 0125**  
**1.9000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-06-113-010	1275 MOREHEAD CT	0126	401	09/17/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$237,000	57.80	\$474,086	1,768	2 STORY, C-BC	65	\$170,916	\$239,084	\$168,428	1.420
09-12-06-108-005	1628 MOREHEAD DR	0126	401	01/27/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$300,300	57.75	\$600,548	2,463	2 STORY, C-BC	55	\$166,588	\$353,412	\$234,573	1.507
09-12-05-203-043	2371 DELAWARE DR	0126	401	06/30/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$290,900	53.87	\$581,725	2,480	2 STORY, C-BC	63	\$162,316	\$377,684	\$233,005	1.621
09-12-05-203-020	2275 CHAUCER CT	0126	401	06/24/22	\$674,900	WD	03-ARM'S LENGTH	\$674,900	\$358,600	53.13	\$717,219	3,034	1 1/2 ST, C-BC	65	\$163,742	\$511,158	\$307,487	1.662
09-12-05-203-024	2280 CHAUCER CT	0126	401	04/15/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$266,100	50.21	\$532,220	1,923	RANCH, C-BC	67	\$160,387	\$369,613	\$206,574	1.789
09-12-06-112-016	1250 MOREHEAD CT	0126	401	07/06/21	\$619,000	PTA	03-ARM'S LENGTH	\$619,000	\$305,700	49.39	\$611,416	2,416	2 STORY, C-BC	64	\$172,954	\$446,046	\$243,590	1.831
09-12-06-113-006	1235 MOREHEAD CT	0126	401	09/03/21	\$563,000	WD	03-ARM'S LENGTH	\$563,000	\$275,900	49.01	\$551,889	2,408	2 STORY, C-BC	67	\$166,106	\$396,894	\$214,324	1.852
09-12-06-105-012	2256 DELAWARE DR	0126	401	05/20/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$267,300	48.60	\$534,553	2,297	2 STORY, C-BC	59	\$157,462	\$392,538	\$209,495	1.874
09-12-06-110-007	2424 DUNDEE DR	0126	401	12/09/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$239,000	47.80	\$477,925	1,998	1 1/2 ST, C-BC	57	\$157,671	\$342,329	\$177,919	1.924
09-12-05-200-006	620 LANS WAY	0126	401	09/13/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$284,900	47.48	\$569,849	2,498	2 STORY, C-BC	60	\$173,858	\$426,142	\$219,995	1.937
09-12-06-101-026	953 SCIO CHURCH RD	0126	401	04/29/22	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$281,600	47.33	\$563,198	2,315	2 STORY, C-BC	55	\$159,474	\$435,526	\$224,291	1.942
09-12-06-105-010	2240 DELAWARE DR	0126	401	08/23/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$262,900	44.94	\$525,779	2,389	2 STORY, C-BC	59	\$152,806	\$432,194	\$207,207	2.086
09-12-05-203-018	2245 CHAUCER CT	0126	401	04/01/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$251,400	42.97	\$502,724	1,802	RANCH, C-BC	66	\$157,594	\$427,406	\$191,739	2.229
09-12-06-101-021	839 SCIO CHURCH RD	0126	401	08/11/22	\$653,620	WD	03-ARM'S LENGTH	\$653,620	\$278,700	42.64	\$557,489	2,167	1 1/2 ST, C-BC	55	\$162,258	\$491,362	\$219,573	2.238
09-12-06-111-009	2440 PICADILLY CIR	0126	401	05/17/22	\$601,017	WD	03-ARM'S LENGTH	\$601,017	\$256,600	42.69	\$513,127	2,212	2 STORY, C-BC	57	\$160,017	\$441,000	\$196,172	2.248
09-12-06-111-033	2435 MERSHON DR	0126	401	11/08/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$222,200	42.32	\$444,393	1,796	2 STORY, C-BC	57	\$157,462	\$367,538	\$159,406	2.306
09-12-06-100-029	2075 MERSHON DR	0126	401	06/21/21	\$655,000	CD	03-ARM'S LENGTH	\$655,000	\$273,600	41.77	\$547,203	2,855	SPLIT LVL, C-BC	56	\$166,237	\$488,763	\$211,648	2.309
09-12-06-106-040	2020 WINSTED BLV	0126	401	09/08/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$273,300	40.49	\$546,572	2,480	2 STORY, C-BC	55	\$160,035	\$514,965	\$214,743	2.398
09-12-06-100-028	2055 MERSHON DR	0126	401	06/08/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$221,000	41.31	\$441,904	1,847	SPLIT LVL, C-BC	55	\$167,141	\$367,859	\$152,646	2.410
09-12-06-101-006	2105 GREENVIEW DR	0126	401	03/03/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$342,500	40.29	\$684,989	2,563	2 STORY, C-BC	55	\$162,889	\$687,111	\$282,216	2.435
09-12-06-111-030	2375 MERSHON DR	0126	401	07/30/21	\$625,000	PTA	03-ARM'S LENGTH	\$625,000	\$252,200	40.35	\$504,499	2,032	2 STORY, C-BC	58	\$164,756	\$460,244	\$188,746	2.438
09-12-06-100-025	1555 SCIO CHURCH RD	0126	401	09/24/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$225,900	41.07	\$451,899	1,847	SPLIT LVL, C-BC	56	\$176,274	\$373,726	\$153,125	2.441
09-12-06-101-023	875 SCIO CHURCH RD	0126	401	11/17/21	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$284,100	37.88	\$568,118	2,542	2 STORY, C-BC	51	\$165,661	\$584,339	\$223,587	2.613
09-12-05-202-009	2134 ASCOT RD	0126	401	03/18/22	\$651,000	WD	03-ARM'S LENGTH	\$651,000	\$238,300	36.61	\$476,684	1,831	SPLIT LVL, C-BC	59	\$161,274	\$489,726	\$175,228	2.795

	\$10,416,659	\$5,015,717	2.077
AVERAGE ECF:			2.096
STD DEVIATION:			0.362
PREVIOUS YEAR ECF:		1.850	
APPROX NBHD % CHANGE:		12%	

**NBHD 0126**  
**2.0000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-31-204-095	2012 SUFFOLK AV	0127	401	03/11/22	\$286,300	PTA	03-ARM'S LENGTH	\$286,300	\$169,600	59.24	\$339,106	1,160	RANCH, C-BC	53	\$119,643	\$166,657	\$108,645	1.534
09-09-31-117-004	1677 STADIUM CT	0127	401	08/15/22	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$232,800	58.35	\$465,588	1,609	RANCH, C-BC	51	\$130,442	\$268,558	\$165,914	1.619
09-09-31-117-005	1685 STADIUM CT	0127	401	11/09/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$241,100	51.85	\$482,289	1,911	RANCH, C-BC	51	\$130,442	\$334,558	\$197,667	1.693
09-09-31-206-002	2230 RUNNYMEDE BLV	0127	401	10/03/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$189,400	54.90	\$378,722	1,305	RANCH, C-BC	52	\$121,247	\$223,753	\$127,463	1.755
09-09-31-206-010	1956 ALHAMBRA DR	0127	401	05/28/21	\$329,500	WD	03-ARM'S LENGTH	\$329,500	\$171,400	52.02	\$342,799	1,215	RANCH, C-BC	53	\$120,250	\$209,250	\$117,131	1.786
09-09-31-117-012	1821 CORONADA DR	0127	401	08/27/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$197,400	49.35	\$394,872	2,100	RANCH, C-BC	49	\$136,436	\$263,564	\$136,019	1.938
09-09-31-206-037	2029 NORFOLK AV	0127	401	02/13/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$194,100	46.21	\$388,277	1,255	RANCH, C-BC	52	\$117,201	\$302,799	\$152,290	1.988
09-09-31-206-017	1910 ALHAMBRA DR	0127	401	07/18/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$191,300	50.34	\$382,515	1,124	RANCH, C-BC	52	\$120,250	\$259,750	\$129,834	2.001
09-09-31-207-016	2045 SUFFOLK AV	0127	401	11/08/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$165,000	47.83	\$329,980	1,040	RANCH, C-BC	53	\$118,678	\$226,322	\$104,605	2.164
09-09-31-206-040	2041 NORFOLK AV	0127	401	11/12/21	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$178,500	44.74	\$357,015	1,092	RANCH, C-BC	57	\$117,201	\$281,799	\$118,720	2.374
09-09-31-206-022	1820 ALHAMBRA DR	0127	401	06/18/21	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$161,100	41.32	\$322,170	1,131	RANCH, C-BC	52	\$127,979	\$261,921	\$102,206	2.563
09-09-31-205-009	1880 CORONADA DR	0127	401	02/07/23	\$529,500	WD	03-ARM'S LENGTH	\$529,500	\$197,700	37.34	\$395,400	1,826	SPLIT LVL, C-BC	56	\$119,023	\$410,477	\$155,268	2.644

AVERAGE ECF: \$3,209,408 \$1,615,761 1.986  
 STD DEVIATION: 2.005  
 PREVIOUS YEAR ECF: 0.365  
 APPROX NBHD % CHANGE: 1.780 12%

**NBHD 0127**  
**1.9000** SF  
**1.9900** TH



## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-05-303-136	421 SUMARK WAY	0128	401	06/29/21	\$428,800	WD	03-ARM'S LENGTH	\$428,800	\$222,400	51.87	\$444,867	1,797	2 STORY, C-BC	75	\$109,000	\$319,800	\$223,911	1.428
09-12-06-402-001	1785 NORTHBROOK DR	0128	401	01/04/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$158,800	52.93	\$317,507	988	RANCH, C-BC	64	\$106,432	\$193,568	\$132,835	1.457
09-12-05-305-005	424 SUMARK WAY	0128	401	05/13/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$219,600	51.07	\$439,134	1,797	2 STORY, C-BC	77	\$109,000	\$321,000	\$220,089	1.458
09-12-05-306-018	414 RYAN RD	0128	401	07/29/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$224,300	50.98	\$448,566	1,623	2 STORY, C-BC	75	\$109,000	\$331,000	\$226,377	1.462
09-12-05-306-017	416 RYAN RD	0128	401	02/15/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$213,600	49.10	\$427,276	1,480	RANCH, C-BC	76	\$109,000	\$326,000	\$212,184	1.536
09-12-05-306-013	424 RYAN RD	0128	401	04/12/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$202,700	47.69	\$405,450	1,480	RANCH, C-BC	76	\$109,000	\$316,000	\$197,633	1.599
09-12-05-303-159	432 COLIN CIR	0128	401	09/03/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$202,600	47.12	\$405,268	1,480	RANCH, C-BC	74	\$109,000	\$321,000	\$197,512	1.625
09-12-06-402-027	1485 NORTHBROOK DR	0128	401	09/13/21	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$169,700	45.27	\$339,386	1,599	2 STORY, C-BC	67	\$96,000	\$278,900	\$162,257	1.719
09-12-05-303-135	423 SUMARK WAY	0128	401	03/25/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$204,100	44.37	\$408,106	1,480	RANCH, C-BC	75	\$109,000	\$351,000	\$199,404	1.760
09-12-05-306-009	431 COLIN CIR	0128	401	02/02/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$210,000	40.78	\$419,980	1,480	RANCH, C-BC	75	\$109,000	\$406,000	\$207,320	1.958

	\$3,164,268	\$1,979,524	1.598
AVERAGE ECF:			1.600
STD DEVIATION:			0.171
PREVIOUS YEAR ECF:		1.589	
APPROX NBHD % CHANGE:		1%	

**NBHD 0128**  
**1.6000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-31-208-142	2116 PAULINE BLV	0129	401	07/01/21	\$121,500	WD	03-ARM'S LENGTH	\$121,500	\$74,300	61.15	\$148,581	929	C-BC	61	\$45,000	\$76,500	\$76,727	0.997
09-09-31-208-252	1325 S MAPLE RD	0129	401	04/25/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$92,100	59.42	\$184,166	1,173	C-BC	60	\$45,000	\$110,000	\$107,051	1.028
09-09-31-208-067	2104 PAULINE BLV	0129	401	08/11/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$75,200	59.21	\$150,350	927	C-BC	61	\$45,000	\$82,000	\$78,037	1.051
09-09-31-208-241	1315 S MAPLE RD	0129	401	07/22/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$75,400	58.45	\$150,767	927	C-BC	61	\$45,000	\$84,000	\$78,346	1.072
09-09-31-208-198	1235 S MAPLE RD	0129	401	04/02/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$71,200	56.96	\$142,484	927	C-BC	61	\$45,000	\$80,000	\$72,210	1.108
09-09-31-208-090	2132 PAULINE BLV	0129	401	08/12/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$91,900	55.03	\$183,899	1,173	C-BC	60	\$45,000	\$122,000	\$106,845	1.142
09-09-31-208-183	1225 S MAPLE RD	0129	401	07/02/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$74,100	55.71	\$148,127	927	C-BC	61	\$45,000	\$88,000	\$76,390	1.152
09-09-31-204-031	2163 PAULINE CT	0129	401	04/07/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$131,900	56.13	\$263,819	1,652	C-BC	61	\$55,000	\$180,000	\$154,681	1.164
09-09-31-208-085	2102 PAULINE BLV	0129	401	02/10/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$72,500	53.70	\$144,962	927	C-BC	61	\$45,000	\$90,000	\$76,894	1.170
09-09-31-208-097	2132 PAULINE BLV	0129	401	11/05/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$86,400	54.00	\$172,704	1,173	C-BC	61	\$45,000	\$115,000	\$98,234	1.171
09-09-31-208-315	2152 PAULINE BLV	0129	401	10/08/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$88,500	55.31	\$177,038	1,173	C-BC	61	\$45,000	\$115,000	\$97,806	1.176
09-09-31-208-155	2120 PAULINE BLV	0129	401	04/28/21	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$71,700	54.73	\$143,310	929	C-BC	61	\$45,000	\$86,000	\$72,822	1.181
09-09-31-208-262	2124 PAULINE BLV	0129	401	04/30/21	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$72,500	54.72	\$144,980	927	C-BC	61	\$45,000	\$87,500	\$74,059	1.181
09-09-31-210-051	2160 PENNSYLVANIA LN	0129	401	12/23/22	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$167,200	57.46	\$334,448	1,614	2 STORY, C-BC	82	\$55,000	\$236,000	\$194,196	1.215
09-09-31-208-246	1325 S MAPLE RD	0129	401	04/19/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,300	53.74	\$166,644	1,173	C-BC	61	\$45,000	\$110,000	\$90,107	1.221
09-09-31-208-280	2140 PAULINE BLV	0129	401	04/07/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$86,100	52.18	\$172,148	1,173	C-BC	61	\$45,000	\$120,000	\$97,806	1.227
09-09-31-208-080	2102 PAULINE BLV	0129	401	06/24/21	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$87,800	53.54	\$175,656	1,173	C-BC	61	\$45,000	\$119,000	\$96,782	1.230
09-09-31-208-075	2104 PAULINE BLV	0129	401	04/11/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$72,500	51.82	\$144,962	927	C-BC	61	\$45,000	\$94,900	\$76,894	1.234
09-09-31-208-266	2124 PAULINE BLV	0129	401	08/30/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$75,400	53.10	\$150,767	927	C-BC	61	\$45,000	\$97,000	\$78,346	1.238
09-09-31-208-072	2102 PAULINE BLV	0129	401	01/28/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$85,200	51.64	\$170,415	1,173	C-BC	61	\$45,000	\$120,000	\$96,473	1.244
09-09-31-208-244	1315 S MAPLE RD	0129	401	10/05/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$90,300	51.60	\$180,662	1,173	C-BC	60	\$45,000	\$130,000	\$104,355	1.246
09-09-31-208-086	2102 PAULINE BLV	0129	401	09/26/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$77,000	51.37	\$154,077	927	C-BC	60	\$45,000	\$104,900	\$83,905	1.250
09-09-31-208-201	1245 S MAPLE RD	0129	401	06/09/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$91,900	51.06	\$183,727	1,173	C-BC	60	\$45,000	\$135,000	\$106,713	1.265
09-09-31-208-272	2126 PAULINE BLV	0129	401	08/09/21	\$169,500	WD	03-ARM'S LENGTH	\$169,500	\$88,700	52.33	\$177,455	1,173	C-BC	61	\$45,000	\$124,500	\$98,115	1.269
09-09-31-208-203	1245 S MAPLE RD	0129	401	03/27/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$90,000	50.00	\$179,910	1,173	C-BC	60	\$45,000	\$135,000	\$104,017	1.298
09-09-31-210-043	1023 BLUESTEM LN	0129	401	04/07/22	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$123,600	50.04	\$247,183	1,158	2 STORY, C-BC	80	\$55,000	\$192,000	\$147,833	1.299
09-09-31-208-074	2104 PAULINE BLV	0129	401	07/02/21	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$85,400	49.80	\$170,817	1,173	C-BC	61	\$45,000	\$126,500	\$96,782	1.307
09-09-31-208-113	2106 PAULINE BLV	0129	401	02/09/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$72,100	49.72	\$144,204	923	C-BC	61	\$45,000	\$100,000	\$76,311	1.310
09-09-31-208-152	2116 PAULINE BLV	0129	401	06/10/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,400	49.57	\$138,774	732	C-BC	60	\$45,000	\$95,000	\$72,134	1.317
09-09-31-210-042	1025 BLUESTEM LN	0129	401	12/16/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$149,700	53.46	\$299,385	1,316	2 STORY, C-BC	80	\$55,000	\$225,000	\$169,830	1.325
09-09-31-208-287	2140 PAULINE BLV	0129	401	03/31/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$77,900	48.69	\$155,881	927	C-BC	60	\$45,000	\$115,000	\$85,490	1.345
09-09-31-208-283	2140 PAULINE BLV	0129	401	11/30/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$73,200	48.80	\$146,448	927	C-BC	61	\$45,000	\$105,000	\$78,037	1.346
09-09-31-210-041	1039 BLUESTEM LN	0129	401	05/20/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$152,100	48.13	\$304,183	1,639	2 STORY, C-BC	80	\$55,000	\$261,000	\$191,679	1.362
09-09-31-208-225	1265 S MAPLE RD	0129	401	01/13/23	\$187,500	LC	03-ARM'S LENGTH	\$187,500	\$90,000	48.00	\$179,910	1,173	C-BC	60	\$45,000	\$142,500	\$104,017	1.370
09-09-31-208-273	2126 PAULINE BLV	0129	401	06/24/22	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$78,100	48.06	\$156,137	927	C-BC	60	\$45,000	\$117,500	\$85,490	1.374
09-09-31-208-274	2126 PAULINE BLV	0129	401	05/05/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$86,300	47.94	\$172,550	1,173	C-BC	61	\$45,000	\$135,000	\$98,115	1.376
09-09-31-208-135	2108 PAULINE BLV	0129	401	03/16/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$72,300	47.88	\$144,606	923	C-BC	61	\$45,000	\$106,000	\$76,620	1.383
09-09-31-208-193	1235 S MAPLE RD	0129	401	08/03/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$90,300	47.53	\$180,662	1,173	C-BC	60	\$45,000	\$145,000	\$104,355	1.389
09-09-31-208-285	2140 PAULINE BLV	0129	401	03/31/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$77,900	47.21	\$155,881	927	C-BC	60	\$45,000	\$120,000	\$85,490	1.404
09-09-31-208-258	2124 PAULINE BLV	0129	401	05/12/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,900	48.51	\$169,859	1,173	C-BC	61	\$45,000	\$130,000	\$92,488	1.406
09-09-31-208-206	1245 S MAPLE RD	0129	401	09/15/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$87,100	48.39	\$174,113	1,173	C-BC	61	\$45,000	\$135,000	\$95,639	1.412
09-09-31-208-165	2116 PAULINE BLV	0129	401	02/08/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$77,000	46.95	\$154,019	929	C-BC	60	\$45,000	\$119,000	\$84,055	1.416
09-09-31-208-248	1325 S MAPLE RD	0129	401	04/15/22	\$183,500	WD	03-ARM'S LENGTH	\$183,500	\$84,500	46.05	\$168,929	1,173	C-BC	61	\$45,000	\$138,500	\$95,330	1.453
09-09-31-204-030	2161 PAULINE CT	0129	401	08/19/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$140,700	45.39	\$281,392	1,672	C-BC	61	\$55,000	\$255,000	\$174,148	1.464
09-09-31-204-061	2027 PAULINE CT	0129	401	07/30/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$111,100	46.29	\$222,266	1,368	C-BC	58	\$55,000	\$185,000	\$123,901	1.493
09-09-31-204-058	2061 PAULINE CT	0129	401	06/03/21	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$134,800	46.09	\$269,596	1,652	C-BC	61	\$55,000	\$237,500	\$158,960	1.494
09-09-31-208-120	2108 PAULINE BLV	0129	401	04/01/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$72,100	45.06	\$144,204	923	C-BC	61	\$45,000	\$115,000	\$76,311	1.507
09-09-31-204-061	2027 PAULINE CT	0129	401	12/30/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$108,000	43.20	\$216,071	1,368	C-BC	58	\$55,000	\$195,000	\$123,901	1.574
09-09-31-204-038	2141 PAULINE CT	0129	401	04/14/22	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$105,900	42.02	\$211,764	1,368	C-BC	61	\$55,000	\$197,000	\$120,588	1.634
09-09-31-204-063	2023 PAULINE CT	0129	401	05/06/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$110,900	42.65	\$221,771	1,368	C-BC	61	\$55,000	\$205,000	\$123,534	1.659
09-09-31-204-023	2109 PAULINE CT	0129	401	09/08/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$112,900	41.05	\$225,705	1,368	C-BC	60	\$55,000	\$220,000	\$131,615	1.672
09-09-31-210-023	1022 BLUESTEM LN	0129	401	03/30/22	\$283,250	WD	03-ARM'S LENGTH	\$283,250	\$115,300	40.71	\$230,647	1,158	2 STORY, C-BC	80	\$55,000	\$228,250	\$135,113	1.689
09-09-31-208-116	2106 PAULINE BLV	0129	401	06/23/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$69,000	41.57	\$137,966	769	C-BC	60	\$45,000	\$121,000	\$71,512	1.692

AVERAGE ECF:	\$7,309,050	\$5,477,091	1.334
STD DEVIATION:			1.321
PREVIOUS YEAR ECF:			0.170
APPROX NBHD % CHANGE:		1.439	-7%

**NBHD 0129**  
**1.3000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-08-25-400-093	2533 WEST TOWNE	0130	401	05/10/21	\$379,095	WD	03-ARM'S LENGTH	\$379,095	\$229,500	60.54	\$459,037	1,869	2 STORY, C-BC	96	\$101,000	\$278,095	\$280,813	0.990
09-08-25-400-067	2576 WEST TOWNE ST	0130	401	11/23/22	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$234,500	57.55	\$468,950	1,879	2 STORY, C-BC	94	\$101,000	\$306,500	\$303,089	1.011
09-08-25-400-090	2527 WEST TOWNE ST	0130	401	05/04/21	\$386,075	WD	03-ARM'S LENGTH	\$386,075	\$229,500	59.44	\$459,037	1,869	2 STORY, C-BC	96	\$101,000	\$285,075	\$280,813	1.015
09-08-25-400-060	2562 WEST TOWNE ST	0130	401	08/01/22	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$231,100	52.53	\$462,281	1,908	2 STORY, C-BC	94	\$101,000	\$338,900	\$314,157	1.079
09-08-25-400-063	2568 WEST TOWNE ST	0130	401	10/13/21	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$226,700	56.11	\$453,325	1,881	2 STORY, C-BC	95	\$101,000	\$303,000	\$276,333	1.097
09-08-25-400-040	2583 WEST TOWNE ST	0130	401	11/17/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$165,300	51.66	\$330,639	1,808	RANCH, C-BC	87	\$101,000	\$219,000	\$199,686	1.097
09-08-25-400-091	2529 WEST TOWNE	0130	401	12/22/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$221,300	51.47	\$442,609	1,869	2 STORY, C-BC	96	\$101,000	\$329,000	\$297,051	1.108
09-08-25-404-048	2850 ATTERBERRY DR	0130	401	12/23/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$229,200	52.09	\$458,490	2,499	2 STORY, C-BC	71	\$95,487	\$344,513	\$299,014	1.152
09-08-25-400-080	2565 WEST TOWNE ST	0130	401	08/09/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$209,700	49.34	\$419,433	1,852	2 STORY, C-BC	96	\$101,000	\$324,000	\$276,898	1.170
09-08-25-400-030	2502 W LIBERTY ST	0130	401	06/02/21	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$190,800	52.71	\$381,677	1,886	RANCH, C-BC	93	\$101,000	\$261,000	\$220,139	1.186
09-08-25-400-058	2534 W LIBERTY ST	0130	401	08/15/22	\$414,000	WD	03-ARM'S LENGTH	\$414,000	\$195,000	47.10	\$390,089	1,886	RANCH, C-BC	93	\$101,000	\$313,000	\$251,382	1.245
09-08-25-404-185	2954 PHILADELPHIA DR	0130	401	06/18/21	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$197,100	50.54	\$394,109	1,579	RANCH, C-BC	80	\$88,586	\$301,414	\$239,626	1.258
09-08-25-400-054	2526 W LIBERTY ST	0130	401	07/22/22	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$195,000	46.44	\$390,089	1,886	RANCH, C-BC	93	\$101,000	\$318,900	\$251,382	1.269
09-08-25-404-024	468 BURR OAK DR	0130	401	11/23/21	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$189,200	46.37	\$378,346	1,991	2 STORY, C-BC	70	\$90,943	\$317,057	\$249,916	1.269
09-08-25-407-017	2950 ATTERBERRY CT	0130	401	08/23/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$174,600	45.95	\$349,172	1,983	2 STORY, C-BC	68	\$90,405	\$289,595	\$225,015	1.287
09-08-25-408-004	2932 SALEM DR	0130	401	11/21/22	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$188,800	47.32	\$377,587	1,579	RANCH, C-BC	79	\$85,603	\$313,397	\$240,514	1.303
09-08-25-406-007	612 BURR OAK DR	0130	401	07/20/21	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$200,200	48.59	\$400,347	1,991	2 STORY, C-BC	69	\$101,300	\$310,700	\$234,547	1.325
09-08-25-404-042	451 DUNNINGTON DR	0130	401	09/30/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$187,100	45.08	\$374,205	2,165	2 STORY, C-BC	69	\$111,149	\$303,851	\$228,744	1.328
09-08-25-407-009	411 BURR OAK DR	0130	401	10/19/22	\$453,500	WD	03-ARM'S LENGTH	\$453,500	\$211,100	46.55	\$422,121	1,857	RANCH, C-BC	68	\$104,321	\$349,179	\$261,779	1.334
09-08-25-409-019	2915 SALEM DR	0130	401	04/16/21	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$206,600	48.16	\$413,233	2,186	1 1/2 ST, C-BC	80	\$88,135	\$340,865	\$254,979	1.337
09-08-25-408-007	2962 SALEM DR	0130	401	07/29/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$179,800	43.85	\$359,556	1,579	RANCH, C-BC	78	\$85,603	\$324,397	\$238,220	1.362
09-08-25-404-180	2904 PHILADELPHIA DR	0130	401	04/22/22	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$196,800	43.54	\$393,684	2,286	2 STORY, C-BC	79	\$92,960	\$359,040	\$261,499	1.373
09-08-25-404-003	690 TREGO CIR	0130	401	12/15/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$180,300	44.52	\$360,527	1,968	2 STORY, C-BC	69	\$95,487	\$309,513	\$218,320	1.418
09-08-25-409-008	682 BOSTON CT	0130	401	03/04/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$170,000	41.98	\$339,977	1,725	1 1/2 ST, C-BC	80	\$91,104	\$313,896	\$216,411	1.450
09-08-25-404-023	480 BURR OAK DR	0130	401	09/21/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$157,300	41.39	\$314,581	1,902	2 STORY, C-BC	70	\$95,371	\$284,629	\$190,617	1.493
09-08-25-400-044	2591 WEST TOWNE ST	0130	401	04/29/22	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$166,000	41.40	\$331,914	1,817	RANCH, C-BC	87	\$101,000	\$300,000	\$200,795	1.494
09-08-25-400-049	2516 W LIBERTY ST	0130	401	06/14/21	\$454,000	WD	03-ARM'S LENGTH	\$454,000	\$197,000	43.39	\$393,954	1,886	RANCH, C-BC	94	\$101,000	\$353,000	\$229,768	1.536
09-08-25-400-042	2587 WEST TOWNE ST	0130	401	06/04/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$150,300	40.08	\$300,638	1,521	2 STORY, C-BC	87	\$75,750	\$299,250	\$176,383	1.697
09-08-25-404-016	588 TREGO CIR	0130	401	05/26/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$177,200	34.08	\$354,420	1,692	RANCH, C-BC	68	\$100,277	\$419,723	\$220,994	1.899

\$9,110,489      \$7,138,884      1.276  
 AVERAGE ECF:      1.296  
 STD DEVIATION:      0.206  
 PREVIOUS YEAR ECF:      1.214  
 APPROX NBHD % CHANGE:      5%

**NBHD 0130  
1.2000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-08-25-213-008	375 PARK LAKE AV	0131	401	06/28/22	\$145,447	OTH	03-ARM'S LENGTH	\$145,447	\$156,100	107.32	\$312,246	1,152	RANCH, C-BC	52	\$79,975	\$65,472	\$109,304	0.599
09-08-25-110-001	2960 LAKEVIEW DR	0131	401	11/04/22	\$509,000	WD	03-ARM'S LENGTH	\$509,000	\$258,500	50.79	\$516,907	1,554	2 STORY, C-BC	57	\$82,625	\$426,375	\$197,401	2.160
09-08-25-107-027	273 MASON AV	0131	401	11/10/21	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$133,400	48.95	\$266,757	1,107	RANCH, C-BC	45	\$82,726	\$189,774	\$86,603	2.191
09-08-25-204-006	135 GRALAKE AV	0131	401	08/30/22	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$155,300	48.53	\$310,560	1,156	RANCH, C-BC	52	\$81,742	\$238,258	\$107,679	2.213
09-08-25-204-004	115 GRALAKE AV	0131	401	04/30/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$169,400	48.40	\$338,714	1,403	RANCH, C-BC	54	\$82,732	\$267,268	\$120,462	2.219
09-08-25-215-019	3205 SUNNYWOOD DR	0131	401	10/03/22	\$593,000	PTA	03-ARM'S LENGTH	\$593,000	\$278,200	46.91	\$556,371	2,439	SPLIT LVL, C-BC	58	\$91,774	\$501,226	\$218,634	2.293
09-08-25-214-006	437 PARK LAKE AV	0131	401	08/17/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$258,100	46.09	\$516,181	2,088	2 STORY, C-BC	52	\$105,263	\$454,737	\$193,373	2.352
09-08-25-215-020	3215 SUNNYWOOD DR	0131	401	09/07/22	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$254,400	45.84	\$508,845	1,617	RANCH, C-BC	58	\$92,084	\$462,916	\$196,123	2.360
09-08-25-202-008	3082 LAKEVIEW DR	0131	401	01/05/23	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$189,300	45.95	\$378,536	1,175	RANCH, C-BC	55	\$83,826	\$328,174	\$133,959	2.450
09-08-25-212-007	3090 SUNNYWOOD DR	0131	401	09/15/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$156,600	42.32	\$313,270	1,025	RANCH, C-BC	58	\$81,371	\$288,629	\$109,129	2.645
09-08-25-108-013	2971 LAKEVIEW DR	0131	401	12/17/21	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$233,800	41.02	\$467,682	1,848	1 1/2 ST, C-BC	53	\$82,900	\$487,100	\$181,074	2.690
09-08-25-107-011	238 HIGHLAKE AV	0131	401	09/02/21	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$122,900	41.95	\$245,744	960	RANCH, C-BC	53	\$82,123	\$210,877	\$76,998	2.739
09-08-25-110-008	111 MASON AV	0131	401	06/17/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$133,100	39.73	\$266,241	912	RANCH, C-BC	54	\$79,354	\$255,646	\$87,947	2.907

	\$4,176,452	\$1,818,686	2.296
AVERAGE ECF:			2.294
STD DEVIATION:			0.563
PREVIOUS YEAR ECF:		2.200	
APPROX NBHD % CHANGE:		4%	

**NBHD 0131  
2.3000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-08-25-216-011	160 WESTOVER AV	0132	401	12/03/21	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$168,100	60.47	\$336,240	1,374	2 STORY, C-BC	80	\$62,500	\$215,500	\$182,493	1.181
09-08-25-301-007	685 S WAGNER RD	0132	401	03/03/23	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$107,600	53.27	\$215,244	712	RANCH, C-BC	68	\$85,223	\$116,777	\$91,179	1.281
09-08-25-216-003	3459 FERRY ST	0132	401	01/19/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$121,000	40.33	\$242,004	1,488	1 1/2 ST, C-BC	53	\$76,947	\$223,053	\$110,038	2.027

	\$555,330	\$383,710	1.447
AVERAGE ECF:			1.496
STD DEVIATION:			0.462
PREVIOUS YEAR ECF:		1.426	
APPROX NBHD % CHANGE:		1%	

**NBHD 0132**  
**1.4500**



## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-35-402-014	1690 MEADOWSIDE DR	0134	401	07/05/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$326,000	56.21	\$651,945	2,899	2 STORY, C-BC	79	\$130,486	\$449,514	\$404,232	1.112
09-09-35-402-024	3460 WOODDALE CT	0134	401	04/15/21	\$556,000	WD	03-ARM'S LENGTH	\$556,000	\$301,700	54.26	\$603,327	2,844	RANCH, C-BC	83	\$129,533	\$426,467	\$379,035	1.125
09-09-35-400-023	1575 MEADOWSIDE DR	0134	401	09/09/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$333,100	52.87	\$666,286	2,572	2 STORY, C-BC	81	\$143,093	\$486,907	\$405,576	1.201
09-09-35-403-008	1755 BRIAN CT	0134	401	01/06/23	\$542,000	WD	03-ARM'S LENGTH	\$542,000	\$283,700	52.34	\$567,492	2,547	2 STORY, C-BC	73	\$138,086	\$403,914	\$313,664	1.288
09-09-35-403-013	1655 MEADOWSIDE DR	0134	401	09/07/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$332,000	48.82	\$664,067	2,814	1 1/2 ST, C-BC	81	\$138,831	\$541,169	\$407,160	1.329
09-09-35-403-007	1765 BRIAN CT	0134	401	07/14/21	\$585,000	PTA	03-ARM'S LENGTH	\$585,000	\$275,900	47.16	\$551,755	2,816	2 STORY, C-BC	76	\$146,240	\$438,760	\$324,412	1.352

	\$2,746,731	\$2,234,079	1.229
AVERAGE ECF:			1.235
STD DEVIATION:			0.104
PREVIOUS YEAR ECF:		1.369	
APPROX NBHD % CHANGE:		-10%	

**NBHD 0134**  
**1.3000**

## 2024 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-30-117-018	1601 DEXTER AV	0151	401	10/07/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$143,000	71.50	\$286,089	1,225	2 STORY, C-BC	52	\$141,204	\$58,796	\$106,455	0.552
09-09-30-220-004	127 GLENDALE DR	0151	401	11/12/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$145,700	58.28	\$291,372	1,392	2 STORY, C-BC	54	\$157,816	\$92,184	\$95,397	0.966
09-09-30-125-020	1525 ARBORVIEW BLV	0151	401	09/13/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$240,600	60.15	\$481,118	2,028	RANCH, C-BC	58	\$184,630	\$215,370	\$211,777	1.017
09-09-30-221-010	1813 DEXTER AV	0151	401	08/16/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$205,000	63.08	\$410,079	1,400	RANCH, C-BC	56	\$161,903	\$163,097	\$124,088	1.314
09-09-30-220-003	125 GLENDALE DR	0151	401	07/01/21	\$319,000	PTA	03-ARM'S LENGTH	\$319,000	\$143,100	44.86	\$286,199	1,392	2 STORY, C-BC	54	\$168,750	\$150,250	\$93,959	1.599
09-09-19-414-040	715 NEWPORT PL	0151	401	04/20/21	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$189,000	55.26	\$377,937	1,392	RANCH, C-BC	55	\$155,465	\$186,535	\$111,236	1.677
09-09-30-219-008	1908 JACKSON AV	0151	401	07/02/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$178,900	54.21	\$357,891	1,612	RANCH, C-BC	56	\$161,903	\$168,097	\$97,994	1.715
09-09-30-117-019	1605 DEXTER AV	0151	401	08/30/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$154,000	40.53	\$307,910	1,712	2 STORY, C-BC	59	\$144,176	\$235,824	\$130,987	1.800
09-09-30-127-043	1316 W HURON ST	0151	401	12/01/21	\$513,400	WD	03-ARM'S LENGTH	\$513,400	\$217,900	42.44	\$435,800	1,760	2 STORY, C-BC	56	\$240,788	\$272,612	\$139,294	1.957
09-09-19-414-037	701 NEWPORT PL	0151	401	04/29/22	\$382,858	WD	03-ARM'S LENGTH	\$382,858	\$153,100	39.99	\$306,245	1,474	RANCH, C-BC	54	\$132,317	\$250,541	\$124,234	2.017
09-09-20-308-038	627 BROOKS ST	0151	401	08/12/22	\$543,500	WD	03-ARM'S LENGTH	\$543,500	\$197,100	36.26	\$394,277	2,268	2 STORY, C-BC	57	\$131,959	\$411,541	\$187,370	2.196
09-09-21-300-009	1417 BROADWAY ST	0151	401	03/23/23	\$990,000	WD	03-ARM'S LENGTH	\$990,000	\$295,900	29.89	\$591,810	4,364	2 STORY, C-BC	74	\$113,575	\$876,425	\$351,385	2.494

DUPLEX  
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DUPLEX

**NBHD 0151**

SF	\$2,064,558	\$1,253,343	1.647	<b>1.6000</b>
TH/DUPLEX	\$1,016,714	\$520,834	1.952	<b>1.9000</b>
AVERAGE ECF:			1.609	
STD DEVIATION:			0.559	
PREVIOUS YEAR ECF SF:		1.361		
PREVIOUS YEAR ECF DUPLEX:		1.940		
APPROX NBHD % CHANGE SF:			21%	
APPROX NBHD % CHANGE DUPLEX:			1%	





