

4035 ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	E.C.F. Area	\$/Sq. Ft.	Dev. by Mean (sq)	Building Style	Land Value	Property Class
41-16-01-100-026	3251 FALLSBURG PARK DR NE	06/29/23	\$430,000	WD	03 ARMY'S LENGTH	\$430,000	\$0	0.00	\$509,710	\$191,597	\$288,403	\$192,796	1.237	1,594	4035	\$148.56	14,2613	1 STORY	\$145,600	401
41-16-02-300-027	2990 LINCOLN LAKE AVE NE	03/28/23	\$381,100	WD	03 ARMY'S LENGTH	\$381,100	\$198,500	52.09	\$451,886	\$176,486	\$204,604	\$166,903	1.226	1,831	4035	\$111.74	15,3285	2 STORY	\$134,719	401
41-16-05-200-020	11100 4 MILE RD NE	12/18/23	\$575,000	WD	03 ARMY'S LENGTH	\$575,000	\$246,500	42.87	\$613,429	\$224,092	\$350,908	\$235,962	1.487	2,756	4035	\$127.33	10,7969	2 STORY	\$193,577	401
41-16-13-200-025	1876 FALLSBURG PARK DR NE	10/24/24	\$274,900	WD	03 ARMY'S LENGTH	\$274,900	\$0	0.00	\$334,286	\$164,658	\$110,242	\$102,805	1.072	1,316	4035	\$83.77	30,6828	OLD FARM HOUSE	\$145,691	402
41-16-13-200-026	14071 IKE ST NE	12/17/24	\$678,000	WD	03 ARMY'S LENGTH	\$678,000	\$0	0.00	\$863,526	\$159,464	\$518,536	\$305,492	1.697	3,040	4035	\$170.57	31,8209	1 STORY	\$143,947	401
41-16-15-400-003	12395 DOWNES ST NE	10/13/23	\$340,000	WD	03 ARMY'S LENGTH	\$340,000	\$148,700	43.74	\$393,443	\$152,036	\$187,964	\$146,307	1.285	1,832	4035	\$115.17	9,4449	1 STORY	\$143,700	401
41-16-15-300-027	1550 ALDEN NASH AVE NE	12/04/23	\$530,000	WD	03 ARMY'S LENGTH	\$530,000	\$201,700	38.06	\$556,275	\$156,373	\$373,627	\$242,365	1.542	1,768	4035	\$211.33	16,2419	1 STORY	\$198,225	401
41-16-20-100-014	10444 MCPHERSON ST NE	11/30/23	\$445,000	WD	03 ARMY'S LENGTH	\$445,000	\$205,100	46.31	\$522,925	\$150,591	\$164,409	\$114,051	1.442	961	4035	\$171.08	6,2370	1 STORY	\$159,591	401
41-16-23-100-032	12655 MCPHERSON ST NE	10/17/23	\$315,000	WD	03 ARMY'S LENGTH	\$315,000	\$102,900	32.67	\$338,775	\$195,750	\$249,270	\$198,300	1.297	2,358	4035	\$105.71	12,2136	BL LEVEL	\$198,168	401
41-16-26-376-010	12855 SKY HIGH DR NE	12/18/24	\$709,500	WD	03 ARMY'S LENGTH	\$709,500	\$260,100	48.77	\$741,436	\$159,661	\$548,839	\$352,591	1.559	2,324	4035	\$236.59	18,0254	1 STORY	\$146,027	401
41-16-26-100-013	60 CUMBERLAND AVE NE	10/20/23	\$315,000	WD	03 ARMY'S LENGTH	\$315,000	\$135,900	43.14	\$360,808	\$125,297	\$188,703	\$142,734	1.329	1,614	4035	\$117.54	5,0103	1 STORY	\$120,000	401
41-16-28-300-044	11275 VERGENNES ST SE	06/01/23	\$590,000	WD	03 ARMY'S LENGTH	\$590,000	\$211,000	44.08	\$653,851	\$227,493	\$382,507	\$255,389	1.403	1,821	4035	\$198.07	2,7727	1 STORY	\$196,690	401
41-16-28-300-047	11265 VERGENNES ST SE	07/07/23	\$500,000	WD	03 ARMY'S LENGTH	\$500,000	\$233,900	42.20	\$574,622	\$138,727	\$380,273	\$263,573	1.367	2,232	4035	\$161.41	1,2269	2 STORY	\$196,313	401
41-16-30-300-030	9631 VERGENNES ST SE	08/01/23	\$469,900	WD	03 ARMY'S LENGTH	\$469,900	\$184,400	7.21	\$544,978	\$145,366	\$324,514	\$242,177	1.340	1,604	4035	\$202.32	3,9183	1 STORY	\$135,710	401
41-16-33-200-003	451 ALDEN NASH AVE SE	11/13/23	\$340,000	WD	03 ARMY'S LENGTH	\$340,000	\$172,800	54.24	\$467,986	\$162,986	\$177,632	\$185,223	0.959	1,993	4035	\$89.13	42,0154	2 STORY	\$133,500	401
41-16-35-100-007	761 LINCOLN LAKE AVE SE	08/09/24	\$255,650	WD	03 ARMY'S LENGTH	\$255,650	\$80,600	35.44	\$286,295	\$123,797	\$131,913	\$98,520	1.339	1,098	4035	\$124.68	10,224	1 STORY	\$104,500	401
41-16-35-100-055	12834 VERGENNES ST SE	05/07/24	\$550,000	WD	03 ARMY'S LENGTH	\$550,000	\$265,300	48.24	\$588,495	\$153,679	\$396,321	\$263,525	1.504	2,615	4035	\$151.56	12,4752	1 1/2 STORY	\$122,460	401
41-16-35-401-001	985 WASHINGTON ST SE	10/04/24	\$600,000	WD	03 ARMY'S LENGTH	\$600,000	\$288,600	48.10	\$614,622	\$146,901	\$453,099	\$293,467	1.598	2,488	4035	\$162.11	21,5247	1 STORY	\$134,165	401
Totals:										\$5,616,455	\$3,969,184	\$164.13	E.C.F. >=		0.185183	Std. Deviations >		3.5593		
										\$9,011,749		1.415	Avg. E.C.F. >=		1.379	Avg. Variance >=		10.5422949		
													Sale Ratio >=			Std. Dev. >=				
													35.72			18.65				

ECF USED 1.350