

4101 ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Blgd. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq Ft.	Day, by Month (y)	Building Style	Land Value	Property Class
41-16-01-100-026	3251 FALLASBURG PARK DR NE	08/29/23	\$381,000	WD	03-ARMY'S LENGTH	\$430,000	\$0	0.00	\$509,710	\$191,597	\$238,403	\$192,796	1.237	1,594	\$149.56	23.2234	1 STORY	\$145,600	401
41-16-02-300-027	2890 LINCOLN LAKE AVE NE	03/28/25	\$381,100	WD	03-ARMY'S LENGTH	\$381,100	\$198,500	52.09	\$451,886	\$176,496	\$204,604	\$166,903	1.226	1,831	\$111.74	24.3906	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	\$1,775,000	\$246,500	42.87	\$613,429	\$224,092	\$950,908	\$235,962	1.487	2,756	\$277.33	1.8348	2 STORY	\$153,977	401
41-16-10-400-044	2021 LINCOLN LAKE AVE NE	03/14/25	\$1,175,000	WD	03-ARMY'S LENGTH	\$1,175,000	\$0	0.00	\$1,181,256	\$412,724	\$763,276	\$453,656	1.690	3,494	\$200.39	21.1305	2 STORY	\$332,600	401
41-16-13-200-025	1976 FALLASBURG PARK DR NE	10/24/24	\$274,900	WD	03-ARMY'S LENGTH	\$274,900	\$0	0.00	\$334,286	\$164,698	\$110,242	\$102,868	1.072	1,316	\$83.77	39.6449	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	\$663,526	\$159,464	\$151,536	\$305,492	1.697	3,040	\$170.37	22.8588	1 STORY	\$143,947	401
41-16-13-200-027	14125 IKE ST NE	10/13/23	\$340,000	WD	03-ARMY'S LENGTH	\$340,000	\$0	0.00	\$372,998	\$152,036	\$187,964	\$146,307	1.285	1,632	\$157.94	14.0628	MULTI-LEVEL	\$144,488	401
41-16-15-300-027	1550 ALDEN NASH AVE NE	12/04/23	\$230,000	WD	03-ARMY'S LENGTH	\$230,000	\$148,700	38.06	\$556,275	\$196,373	\$373,627	\$242,395	1.542	1,768	\$115.17	7.2798	1 STORY	\$138,225	401
41-16-15-400-030	1565 ALDEN NASH AVE NE	10/07/23	\$315,000	WD	03-ARMY'S LENGTH	\$315,000	\$148,700	32.67	\$338,775	\$150,591	\$164,409	\$114,051	1.442	961	\$171.08	16.4070	1 STORY	\$138,225	401
41-16-15-300-027	13855 MCPHERSON ST NE	01/30/24	\$1,400,000	WD	03-ARMY'S LENGTH	\$1,400,000	\$0	0.00	\$1,383,030	\$336,040	\$1,063,960	\$640,600	1.661	2,862	\$271.75	7.2751	1 STORY	\$150,591	401
41-16-15-400-003	13855 MCPHERSON ST NE	11/05/24	\$430,000	WD	03-ARMY'S LENGTH	\$430,000	\$201,700	43.74	\$383,443	\$152,036	\$187,964	\$146,307	1.285	1,632	\$221.15	19.2089	1 STORY	\$326,704	401
41-16-15-200-014	10448 MCPHERSON ST NE	11/09/23	\$445,000	WD	03-ARMY'S LENGTH	\$445,000	\$102,900	32.67	\$338,775	\$150,591	\$164,409	\$114,051	1.442	961	\$271.75	7.2751	1 STORY	\$326,704	401
41-16-23-100-002	12855 SKY HIGH DR NE	12/18/24	\$709,500	WD	03-ARMY'S LENGTH	\$709,500	\$391,900	47.22	\$847,829	\$231,138	\$596,862	\$373,752	1.602	2,708	\$221.15	13.3506	2 STORY	\$182,833	401
41-16-26-376-010	13951 VERGENNES ST SE	10/20/23	\$315,000	WD	03-ARMY'S LENGTH	\$315,000	\$353,100	48.77	\$741,436	\$159,661	\$458,839	\$352,591	1.559	2,324	\$236.59	21.1757	Bi-LEVEL	\$136,198	401
41-16-28-100-013	60 CUMBERLAND AVE NE	06/01/23	\$590,000	WD	03-ARMY'S LENGTH	\$590,000	\$260,100	44.08	\$653,851	\$227,493	\$382,507	\$258,399	1.403	1,821	\$117.54	26.1630	1 STORY	\$127,764	401
41-16-28-300-044	11279 VERGENNES ST SE	07/07/23	\$500,000	WD	03-ARMY'S LENGTH	\$500,000	\$311,900	42.20	\$574,622	\$139,727	\$360,273	\$253,573	1.367	2,232	\$161.41	10.1909	2 STORY	\$136,050	401
41-16-28-300-042	10448 BAILEY DR NE	08/01/23	\$469,900	WD	03-ARMY'S LENGTH	\$469,900	\$233,900	7.21	\$544,978	\$145,386	\$324,514	\$242,177	1.340	1,604	\$202.32	12.8604	1 STORY	\$135,710	401
41-16-30-300-030	9631 VERGENNES ST SE	11/13/23	\$295,000	WD	03-ARMY'S LENGTH	\$295,000	\$105,400	35.73	\$296,978	\$120,810	\$174,180	\$106,767	1.631	978	\$178.11	50.9775	2 STORY	\$120,810	401
41-16-32-400-036	1059 CUMBERLAND AVE SE	06/07/23	\$519,000	WD	03-ARMY'S LENGTH	\$519,000	\$184,400	54.24	\$467,986	\$162,368	\$177,632	\$185,223	0.969	1,983	\$89.13	16.2701	2 STORY	\$133,900	401
41-16-32-200-003	451 ALDEN NASH AVE SE	08/09/24	\$279,000	WD	03-ARMY'S LENGTH	\$279,000	\$190,800	36.76	\$506,969	\$149,772	\$369,228	\$216,483	1.706	1,864	\$108.08	23.6783	1 STORY	\$141,320	401
41-16-35-100-007	761 LINCOLN LAKE AVE SE	08/03/23	\$255,650	WD	03-ARMY'S LENGTH	\$255,650	\$90,600	35.44	\$394,401	\$107,909	\$271,691	\$173,985	1.561	1,268	\$217.70	9.2685	1 STORY	\$104,400	401
41-16-35-100-021	733 LINCOLN LAKE AVE SE	05/31/23	\$290,000	WD	03-ARMY'S LENGTH	\$290,000	\$65,800	33.03	\$286,778	\$66,626	\$223,172	\$133,303	1.674	1,064	\$209.75	12.9845	1 STORY	\$122,340	401
41-16-35-100-055	12934 VERGENNES ST SE	05/07/24	\$550,000	WD	03-ARMY'S LENGTH	\$550,000	\$265,300	48.24	\$588,455	\$153,679	\$396,321	\$263,325	1.504	2,615	\$151.96	3.5131	11/2 STORY	\$96,000	401
41-16-35-301-003	835 LINCOLN LAKE AVE SE	02/15/24	\$314,900	WD	03-ARMY'S LENGTH	\$314,900	\$9,800	3.11	\$318,770	\$36,615	\$276,285	\$171,003	1.627	1,046	\$266.05	15.8577	1 STORY	\$120,540	401
41-16-35-401-001	985 N WASHINGTON ST SE	10/04/24	\$690,000	WD	03-ARMY'S LENGTH	\$690,000	\$286,600	48.10	\$614,622	\$146,901	\$453,069	\$283,467	1.598	2,488	\$182.11	12.9626	1 STORY	\$30,000	401
Totals:		\$14,521,950	\$14,521,950			\$14,521,950	\$3,990,400	27.48	\$15,445,622	\$9,431,871	\$6,516,511	\$6,516,511	1.508		\$173.64	0.202523379	3.9509	\$134,165	401
								19.85					Ave. E.C.F. =>	1.469		16.9330	Coefficient of Var=>	11.52851405	

ECF USED 1.500