

## 4100 Residential ECF for 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
03-0001-0006-10-3	2334 ROSLIN RD	10/18/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$94,500	52.50	\$203,178	\$60,702	\$119,298	\$144,353	0.826	2,708	\$44.05	4100	10.1574	\$25,070		4100 RURAL	401
03-0001-0009-11-1	1916 ROSLIN RD	07/28/22	\$65,420	WD	03-ARM'S LENGTH	\$65,420	\$46,300	70.77	\$98,863	\$13,296	\$52,124	\$86,694	0.601	1,440	\$36.20	4100	32.6768	\$9,272		4100 RURAL	401
03-0001-0015-06-4	1759 ROSLIN RD	08/23/21	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$112,600	31.19	\$410,970	\$124,032	\$236,968	\$290,717	0.815	1,614	\$146.82	4100	11.2894	\$99,880		4100 RURAL	401
03-0002-0008-01-5	1885 N BENTON CTR RD	07/15/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$64,400	36.80	\$190,481	\$72,507	\$102,493	\$119,528	0.857	1,082	\$94.73	4100	7.0527	\$65,589		4100 RURAL	401
03-0002-0021-04-6	1936 KERLIKOWSKE RD	08/31/21	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$59,200	27.86	\$211,708	\$26,106	\$186,394	\$188,047	0.991	1,120	\$166.42	4100	6.3203	\$9,738		4100 RURAL	401
03-0002-0021-07-0	3918 RED ARROW HWY	05/27/21	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$36,100	46.58	\$82,009	\$8,112	\$69,388	\$74,870	0.927	964	\$71.98	4100	0.1233	\$7,394		4100 RURAL	401
03-0003-0005-02-2	2020 N BENTON CTR RD	09/13/21	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$85,100	37.32	\$252,564	\$16,226	\$211,774	\$239,451	0.884	1,776	\$119.24	4100	4.3593	\$16,226		4100 RURAL	401
03-0004-0005-01-2	2224 SUNRISE LN	06/18/21	\$213,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$213,000	\$80,000	37.56	\$215,965	\$23,101	\$189,899	\$195,404	0.972	1,392	\$136.42	4100	4.3818	\$10,663	03-0004-0005-23-3	4100 RURAL	401
03-0005-0015-00-8	1748 RIVERSIDE RD	10/07/21	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$81,900	36.40	\$236,874	\$94,574	\$130,426	\$144,174	0.905	2,454	\$53.15	4100	2.3367	\$94,574	03-0005-0013-00-5	4100 RURAL	401
03-0007-0009-03-9	584 BENSON RD	05/20/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$64,600	22.28	\$305,787	\$68,157	\$221,843	\$240,760	0.921	1,392	\$159.37	4100	0.6580	\$49,920		4100 RURAL	401
03-0007-0009-04-7	600 BENSON RD	05/20/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$42,600	23.03	\$183,881	\$53,231	\$131,769	\$132,371	0.995	1,176	\$112.05	4100	6.7445	\$45,294		4100 RURAL	401
03-0009-0026-06-1	1133 N EUCLID AVE	05/27/21	\$83,800	WD	03-ARM'S LENGTH	\$83,800	\$25,700	30.67	\$85,201	\$1,947	\$81,853	\$84,351	0.970	1,040	\$78.70	4100	4.2382	\$1,947		4100 RURAL	401
03-0010-0006-03-0	2709 RED ARROW HWY	06/03/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$30,200	31.79	\$92,994	\$2,847	\$92,153	\$91,334	1.009	1,150	\$80.13	4100	8.0955	\$2,847		4100 RURAL	401
03-0010-0010-07-0	3070 RED ARROW HWY	06/15/21	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$170,600	42.66	\$439,834	\$37,827	\$362,073	\$407,302	0.889	1,725	\$209.90	4100	3.9054	\$13,676		4100 RURAL	401
03-0010-0011-01-7	3162 E EUCLID AVE	11/05/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$63,300	43.66	\$143,117	\$15,249	\$129,751	\$129,552	1.002	1,200	\$108.13	4100	7.3526	\$1,548		4100 RURAL	401
03-0011-0003-01-2	3594 HICKS AVE	01/28/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$148,800	29.76	\$560,059	\$158,762	\$341,238	\$406,583	0.839	5,099	\$66.92	4100	8.8725	\$44,946		4100 RURAL	401
03-0013-0018-03-2	791 ROSLIN RD	04/09/21	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$48,600	31.87	\$153,650	\$12,336	\$140,164	\$143,175	0.979	1,156	\$121.25	4100	5.0959	\$7,042		4100 RURAL	401
03-0014-0004-02-1	3435 TERRITORIAL RD	03/23/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$36,700	33.36	\$109,266	\$3,666	\$106,334	\$106,991	0.994	780	\$136.33	4100	6.5852	\$1,948		4100 RURAL	401
03-0014-0004-04-8	3451 TERRITORIAL RD	10/27/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$41,800	24.59	\$165,729	\$11,701	\$158,299	\$156,057	1.014	1,350	\$117.26	4100	8.6360	\$1,715		4100 RURAL	401
03-0014-0013-07-1	3515 HIGHLAND AVE	01/14/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$60,900	34.80	\$199,397	\$25,214	\$149,786	\$176,477	0.849	988	\$151.61	4100	7.9253	\$17,570		4100 RURAL	401
03-0015-0024-06-3	3017 TERRITORIAL RD	04/30/22	\$114,900	MLC	03-ARM'S LENGTH	\$114,900	\$82,800	72.06	\$122,255	\$11,783	\$103,117	\$111,927	0.921	1,782	\$57.87	4100	0.6721	\$9,858		4100 RURAL	401
03-0015-0027-00-3	800 N BENTON CTR RD	05/26/22	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$54,900	90.00	\$83,268	\$15,048	\$45,952	\$69,329	0.663	1,300	\$35.35	4100	26.5201	\$15,048		4100 RURAL	401
03-0016-0015-02-0	582 N EUCLID AVE	10/12/22	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$25,100	19.69	\$126,265	\$6,057	\$121,443	\$121,791	0.997	720	\$168.67	4100	6.9132	\$5,841		4100 RURAL	401
03-0016-0017-10-3	645 N CRYSTAL AVE	03/25/22	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$78,500	45.91	\$170,481	\$2,700	\$168,300	\$169,991	0.990	2,968	\$56.70	4100	6.2044	\$1,947		4100 RURAL	401
03-0016-0030-68-1	218 VASHTI DR	02/11/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$13,400	18.61	\$78,177	\$24,931	\$47,069	\$53,947	0.872	576	\$81.72	4100	5.5509	\$18,720		4100 RURAL	401
03-0016-0047-08-8	2233 TERRITORIAL	10/20/21	\$140,400	WD	03-ARM'S LENGTH	\$140,400	\$43,600	31.05	\$152,206	\$5,439	\$134,961	\$148,700	0.908	1,285	\$105.03	4100	2.0403	\$4,729		4100 RURAL	401
03-0017-0022-00-8	1337 TERRITORIAL RD	11/18/22	\$66,500	WD	03-ARM'S LENGTH	\$66,500	\$19,900	29.92	\$65,895	\$1,746	\$64,754	\$64,994	0.996	704	\$91.98	4100	6.8300	\$1,746		4100 RURAL	401
03-0021-0024-06-8	191 JOHN MC COY DR	04/04/22	\$92,231	WD	03-ARM'S LENGTH	\$92,231	\$20,400	22.12	\$102,565	\$1,252	\$90,979	\$102,647	0.886	900	\$101.09	4100	4.1683	\$1,252		4100 RURAL	401
03-0022-0001-00-7	110 S BENTON CTR RD	09/30/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$48,200	26.05	\$180,490	\$16,230	\$168,770	\$166,424	1.014	1,414	\$119.36	4100	8.6091	\$6,954		4100 RURAL	401
03-0023-0010-03-9	650 HILLDALE RD	02/11/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$72,400	45.82	\$162,790	\$33,163	\$124,837	\$131,334	0.951	1,456	\$85.74	4100	2.2520	\$14,062		4100 RURAL	401
03-0023-0010-04-7	600 HILLDALE RD	07/29/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$98,200	32.20	\$298,067	\$63,944	\$241,056	\$237,207	1.016	1,174	\$205.33	4100	8.8219	\$27,317		4100 RURAL	401
03-0023-0015-05-7	3791 E EMPIRE AVE	09/02/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$83,000	55.33	\$162,724	\$5,622	\$144,378	\$159,171	0.907	1,557	\$92.73	4100	2.0948	\$4,265		4100 RURAL	401
03-0024-0014-04-1	4534 E BRITAIN AVE	03/09/22	\$152,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$152,000	\$55,800	36.71	\$153,855	\$9,272	\$142,728	\$146,487	0.974	1,024	\$139.38	4100	4.6328	\$9,272	03-0024-0014-02-4	4100 RURAL	401
03-0027-0011-05-4	1010 S BENTON CTR RD	10/28/21	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$62,100	62.10	\$106,632	\$9,719	\$90,281	\$98,189	0.919	1,728	\$52.25	4100	0.8552	\$9,272		4100 RURAL	401
03-0027-0016-01-3	1090 S BENTON CTR RD	05/28/21	\$146,500	WD	03-ARM'S LENGTH	\$146,500	\$63,900	43.62	\$142,842	\$4,994	\$141,506	\$139,664	1.013	1,236	\$114.49	4100	8.5183	\$4,994		4100 RURAL	401
03-0029-0011-05-1	1610 E EMPIRE AVE	10/28/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$42,000	31.11	\$134,919	\$6,266	\$128,734	\$130,348	0.988	914	\$140.85	4100	5.9613	\$1,576		4100 RURAL	401
03-0033-0024-05-3	2266 MEADOWBROOK RD	09/20/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$39,200	32.94	\$123,696	\$6,861	\$112,139	\$118,374	0.947	1,180	\$95.03	4100	1.9320	\$6,861		4100 RURAL	401
03-0035-0007-04-0	3868 MEADOWBROOK RD	08/30/22	\$140,985	WD	03-ARM'S LENGTH	\$140,985	\$65,500	46.46	\$140,808	\$33,567	\$107,418	\$108,653	0.989	1,548	\$69.39	4100	6.0620	\$31,200		4100 RURAL	401
03-0035-0007-06-6	3722 MEADOWBROOK RD	12/09/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$120,100	44.48	\$282,288	\$17,695	\$252,305	\$268,078	0.941	2,624	\$96.15	4100	1.3154	\$10,756		4100 RURAL	401
03-0035-0011-11-0	3970 MEADOWBROOK RD	07/01/22	\$124,700	WD	03-ARM'S LENGTH	\$124,700	\$49,400	39.62	\$124,732	\$35,236	\$89,464	\$90,675	0.987	768	\$116.49	4100	5.8638	\$4,961		4100 RURAL	401
03-0035-0012-01-9	2092 HILLDALE RD	11/12/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$66,400	36.48	\$198,678	\$31,630	\$150,370	\$169,248	0.888	1,954	\$76.95	4100	3.9550	\$6,490		4100 RURAL	401
03-0036-0002-10-1	2303 HILLDALE RD	10/29/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$201,600	60.18	\$341,751	\$16,967	\$318,033	\$329,062	0.966	2,838	\$112.06	4100	3.8475	\$9,272		4100 RURAL	401

<b>Totals:</b>	<b>\$7,392,336</b>		<b>\$7,392,336</b>		<b>\$2,800,300</b>		<b>\$7,796,911</b>		<b>\$6,202,621</b>		<b>\$6,694,432</b>		<b>\$105.36</b>		<b>0.1474</b>		<b>0.08839662</b>		<b>6.4387</b>	<b>Coefficient of Var=&gt;</b>	<b>6.93823447</b>
			<b>Sale. Ratio =&gt;</b>		<b>37.88</b>		<b>E.C.F. =&gt;</b>		<b>0.927</b>		<b>Std. Deviation=&gt;</b>		<b>0.08839662</b>		<b>Ave. Variance=&gt;</b>		<b>6.4387</b>		<b>Coefficient of Var=&gt;</b>	<b>6.93823447</b>	
			<b>Std. Dev. =&gt;</b>		<b>15.00</b>		<b>Ave. E.C.F. =&gt;</b>		<b>0.928</b>		<b>Std. Deviation=&gt;</b>		<b>0.08839662</b>		<b>Ave. Variance=&gt;</b>		<b>6.4387</b>		<b>Coefficient of Var=&gt;</b>	<b>6.93823447</b>	

Used .927 ECF for Neighborhood 4100