

4250, 4300, 4450 Residential ECF for 2024

Louise/Arrow, Millburg, Blue Creek/Mayfield/Easy Neighborhoods

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	
03-0014-0004-00-5	790 BLUE CREEK TERR	11/09/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$33,200	31.62	\$105,746	\$6,300	\$98,700	\$110,618	0.892	912	\$108.22	4450	0.7213	\$6,300		4450 BLUE CREEK MAYFIELD EASY	401	
03-0870-0016-00-5	1216 N BENTON CTR RD	07/23/21	\$126,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$126,000	\$33,500	26.59	\$127,355	\$15,949	\$110,051	\$123,922	0.888	1,184	\$92.95	4450	1.1403	\$8,946	03-0870-0014-00-2	4450 BLUE CREEK MAYFIELD EASY	401	
03-0890-0012-00-4	3587 N BLUE CREEK RD	03/29/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$35,500	26.30	\$134,407	\$6,611	\$128,389	\$142,154	0.903	912	\$140.78	4450	0.3703	\$5,576		4300 MILLBURG	401	
03-0890-0012-01-2	3580 FIELDTREE RD	06/25/21	\$125,000	QC	03-ARM'S LENGTH	\$125,000	\$31,000	24.80	\$124,531	\$5,576	\$119,424	\$132,319	0.903	1,520	\$78.57	4450	0.3075	\$5,576		4450 BLUE CREEK MAYFIELD EASY	401	
03-1120-0006-00-4	4189 TERRITORIAL RD	03/21/22	\$172,750	WD	03-ARM'S LENGTH	\$172,750	\$57,900	33.52	\$172,385	\$10,401	\$162,349	\$180,182	0.901	1,232	\$131.78	4250	0.1557	\$6,300		4250 LOUISE ARROW	401	
03-1130-0015-01-9	4178 WINIFRED	03/30/22	\$300,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$136,100	45.37	\$302,618	\$34,853	\$265,147	\$297,848	0.890	3,182	\$83.33	4250	0.9259	\$25,326	03-1130-0016-00-7, 03-1130-0017-00-3	4250 LOUISE ARROW	401	
03-1130-0023-02-0	4167 WINIFRED	11/18/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,700	49.80	\$149,060	\$17,681	\$132,319	\$146,139	0.905	1,188	\$111.38	4250	0.5963	\$14,700		4250 LOUISE ARROW	401	
03-1130-0031-00-6	4279 WINIFRED	07/30/21	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$58,300	32.85	\$181,839	\$20,731	\$156,769	\$179,208	0.875	1,657	\$94.61	4250	2.4681	\$9,450		4250 LOUISE ARROW	401	
03-5020-0013-01-4	4703 NORTH ST	12/12/22	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$43,000	37.07	\$110,622	\$6,472	\$109,528	\$115,851	0.945	1,011	\$108.34	4300	4.5953	\$4,158		4300 MILLBURG	401	
03-5020-0081-00-1	4801 SOUTH ST	03/18/22	\$79,500	WD	03-ARM'S LENGTH	\$79,500	\$18,600	23.40	\$80,084	\$7,426	\$72,074	\$80,821	0.892	650	\$110.88	4300	0.7695	\$6,300		4300 MILLBURG	401	
Totals:						\$1,486,750	\$521,800		\$1,488,647		\$1,354,750	\$1,509,062			\$106.08		0.1726					
								Sale. Ratio =>	35.10				E.C.F. =>	0.898			Std. Deviation=>	0.01858601				
								Std. Dev. =>	8.81				Ave. E.C.F. =>	0.899			Ave. Variance=>	1.2050	Coefficient of Var=>	1.33969662		

Used .898 ECF for Neighborhoods 4250, 4300 & 4450