

# 4400 Residential ECF for 2024

Heights and Nutties Neighborhood

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
03-0520-0012-00-4	2479 IRVING DR	09/09/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$20,800	46.22	\$53,527	\$3,002	\$41,998	\$56,834	0.739	856	\$49.06	4400	12.1738	\$2,914		4400 HEIGHTS AND NUTTIES	401
03-0530-0049-00-2	2430 BUTLER RD	06/07/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$29,300	22.03	\$124,007	\$10,648	\$122,352	\$127,513	0.960	936	\$130.72	4400	9.8823	\$3,525		4400 HEIGHTS AND NUTTIES	401
03-0530-0065-00-8	710 WELLS AVE	11/18/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$30,600	27.57	\$109,627	\$6,213	\$104,787	\$116,326	0.901	1,026	\$102.13	4400	4.0100	\$6,213		4400 HEIGHTS AND NUTTIES	401
03-0730-0021-01-1	932 BALDANZA AVE	05/20/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,600	44.00	\$88,330	\$6,831	\$83,169	\$91,675	0.907	1,162	\$71.57	4400	4.6513	\$3,008		4400 HEIGHTS AND NUTTIES	401
03-0810-0059-00-2	306 BURTON ST	10/01/21	\$85,000	LC	03-ARM'S LENGTH	\$85,000	\$25,800	30.35	\$84,378	\$7,160	\$77,840	\$86,859	0.896	1,080	\$72.07	4400	3.5458	\$3,760		4400 HEIGHTS AND NUTTIES	401
03-0810-0108-00-3	338 WALNUT ST	04/17/21	\$45,000	MLC	03-ARM'S LENGTH	\$45,000	\$16,100	35.78	\$43,455	\$1,880	\$43,120	\$46,766	0.922	660	\$65.33	4400	6.1333	\$1,880		4400 HEIGHTS AND NUTTIES	401
03-0810-0214-01-6	368 LINDEN ST	10/21/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,000	40.00	\$107,625	\$3,936	\$106,064	\$116,636	0.909	1,056	\$100.44	4400	4.8659	\$3,760		4400 HEIGHTS AND NUTTIES	401
03-0930-0118-00-0	385 ROLAND AVE	10/28/21	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$38,700	62.42	\$65,383	\$6,204	\$55,796	\$66,568	0.838	1,034	\$53.96	4400	2.2524	\$6,204		4400 HEIGHTS AND NUTTIES	401
03-1020-0121-01-0	1921 HATCH ST	11/02/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$31,200	18.91	\$147,565	\$16,676	\$148,324	\$147,232	1.007	1,214	\$122.18	4400	14.6715	\$4,700		4400 HEIGHTS AND NUTTIES	401
03-1020-0163-00-6	1060 N EUCLID AVE	09/29/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$29,400	21.00	\$140,932	\$17,448	\$122,552	\$138,902	0.882	880	\$139.26	4400	2.1587	\$3,713		4400 HEIGHTS AND NUTTIES	401
03-1020-0229-01-5	2056 TAUBE AVE	07/28/22	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$22,600	24.30	\$86,406	\$11,002	\$81,998	\$84,819	0.967	945	\$86.77	4400	10.6039	\$4,700		4400 HEIGHTS AND NUTTIES	401
03-1030-0025-00-0	1145 BEVERLY CT	11/08/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$21,300	20.68	\$93,662	\$5,201	\$97,799	\$99,506	0.983	988	\$98.99	4400	12.2140	\$3,619		4400 HEIGHTS AND NUTTIES	401
03-1030-0029-00-5	1193 BEVERLY CT	10/26/22	\$81,900	WD	03-ARM'S LENGTH	\$81,900	\$24,300	29.67	\$83,029	\$5,639	\$76,261	\$87,053	0.876	967	\$78.86	4400	1.5328	\$3,619		4400 HEIGHTS AND NUTTIES	401
03-1030-0033-00-2	1160 BEVERLY CT	05/28/21	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$22,900	40.18	\$56,114	\$6,555	\$50,445	\$55,747	0.905	949	\$53.16	4400	4.4190	\$3,525		4400 HEIGHTS AND NUTTIES	401
03-1030-0043-00-8	2270 BEVERLY CT	10/01/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$26,900	35.87	\$73,351	\$6,538	\$68,462	\$75,155	0.911	988	\$69.29	4400	5.0238	\$3,666		4400 HEIGHTS AND NUTTIES	401
03-1200-0010-00-3	581 CAMPBELL AVE	01/14/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$30,500	27.73	\$109,782	\$2,350	\$107,650	\$120,846	0.891	1,236	\$87.10	4400	3.0101	\$2,350		4400 HEIGHTS AND NUTTIES	401
03-1240-0003-00-6	784 S CRYSTAL AVE	08/29/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$33,800	25.04	\$131,929	\$7,329	\$127,671	\$140,157	0.911	1,295	\$98.59	4400	5.0208	\$4,371		4400 HEIGHTS AND NUTTIES	401
03-1360-0050-00-5	197 FREDERICK ST	05/26/22	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$16,000	59.26	\$37,613	\$3,102	\$23,898	\$38,820	0.616	702	\$34.04	4400	24.5093	\$3,102		4400 HEIGHTS AND NUTTIES	401
03-1400-0012-00-9	1096 LOUIS DR	05/10/21	\$113,500	WD	03-ARM'S LENGTH	\$113,500	\$40,100	35.33	\$110,106	\$10,758	\$102,742	\$111,753	0.919	1,144	\$89.81	4400	5.8667	\$4,230		4400 HEIGHTS AND NUTTIES	401
03-1500-0003-00-6	1717 HOPE WAY	08/15/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$57,700	39.79	\$145,068	\$17,936	\$127,064	\$143,006	0.889	1,088	\$116.79	4400	2.7821	\$3,525		4400 HEIGHTS AND NUTTIES	401
03-1950-0088-02-0	351 FELTON	11/16/22	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$58,300	72.97	\$78,750	\$4,493	\$75,407	\$83,529	0.903	1,630	\$46.26	4400	4.2064	\$4,493		4400 HEIGHTS AND NUTTIES	401
03-2230-0026-02-1	457 CRYSTAL AVE	07/11/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$44,100	44.10	\$108,306	\$32,944	\$67,056	\$84,772	0.791	1,320	\$50.80	4400	6.9684	\$11,374		4400 HEIGHTS AND NUTTIES	401
03-2450-0045-01-4	971 RAMONA AVE	04/14/22	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$34,100	39.88	\$84,645	\$7,050	\$78,450	\$87,283	0.899	1,250	\$62.76	4400	3.8092	\$7,050		4400 HEIGHTS AND NUTTIES	401
03-2450-0047-00-9	987 RAMONA AVE	11/03/21	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$19,700	29.40	\$65,949	\$6,148	\$60,852	\$67,268	0.905	696	\$87.43	4400	4.3921	\$2,350		4400 HEIGHTS AND NUTTIES	401
03-2600-0040-00-1	2157 WILLIAM ST	01/13/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,600	51.50	\$44,346	\$2,350	\$37,650	\$47,240	0.797	768	\$49.02	4400	6.3702	\$2,350		4400 HEIGHTS AND NUTTIES	401
03-2700-0011-00-7	811 ALLEN DR	03/03/23	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$21,600	26.67	\$80,137	\$5,435	\$75,565	\$84,029	0.899	624	\$121.10	4400	3.8567	\$3,173		4400 HEIGHTS AND NUTTIES	401
03-2700-0017-00-5	808 ALLEN DR	07/22/21	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$28,900	51.61	\$61,898	\$5,814	\$50,186	\$63,087	0.796	960	\$52.28	4400	6.5194	\$3,173		4400 HEIGHTS AND NUTTIES	401
03-4540-0051-00-6	143 CHESTNUT ST	08/09/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$22,000	33.85	\$64,135	\$2,350	\$62,650	\$69,499	0.901	804	\$77.92	4400	4.0743	\$2,350		4400 HEIGHTS AND NUTTIES	401
03-4540-0061-00-1	150 BURTON ST	09/23/21	\$32,000	LC	03-ARM'S LENGTH	\$32,000	\$20,800	65.00	\$43,211	\$2,350	\$29,650	\$45,963	0.645	762	\$38.91	4400	21.5618	\$2,350		4400 HEIGHTS AND NUTTIES	401
03-5000-0039-00-1	540 MIDWAY DR	07/02/21	\$40,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$40,000	\$9,100	22.75	\$51,839	\$4,700	\$35,300	\$53,025	0.666	896	\$39.40	4400	19.4976	\$4,700	03-5000-0040-00-9	4400 HEIGHTS AND NUTTIES	401
03-5730-0050-00-1	2054 ORCHARD DR	01/10/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$25,400	50.80	\$54,693	\$4,340	\$45,660	\$56,640	0.806	818	\$55.82	4400	5.4560	\$3,525		4400 HEIGHTS AND NUTTIES	401
03-5730-0054-04-0	388 N EUCLID AVE	10/17/22	\$114,500	WD	03-ARM'S LENGTH	\$114,500	\$0	0.00	\$161,566	\$11,088	\$103,412	\$169,267	0.611	3,108	\$33.27	4400	24.9762	\$10,082		4400 HEIGHTS AND NUTTIES	401
03-6790-0033-01-6	1664 KAY DR	06/30/22	\$115,805	WD	03-ARM'S LENGTH	\$115,805	\$64,900	56.04	\$113,258	\$11,202	\$104,603	\$114,799	0.911	1,539	\$67.97	4400	5.0483	\$7,144		4400 HEIGHTS AND NUTTIES	401
03-6940-0008-00-0	950 DAVAR ST	03/10/23	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$29,300	29.33	\$98,881	\$5,729	\$94,171	\$104,783	0.899	1,188	\$79.27	4400	3.8022	\$2,820		4400 HEIGHTS AND NUTTIES	401
03-7090-0006-00-1	2133 HOLLY AVE	10/26/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$19,200	21.36	\$83,532	\$3,996	\$85,904	\$89,467	0.960	768	\$111.85	4400	9.9474	\$3,102		4400 HEIGHTS AND NUTTIES	401
03-7550-0017-00-6	2552 VISTA LAKE DR	05/05/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$27,400	49.82	\$62,884	\$4,830	\$50,170	\$65,303	0.768	1,008	\$49.77	4400	9.2434	\$3,525		4400 HEIGHTS AND NUTTIES	401

<b>Totals:</b>	<b>\$3,097,905</b>		<b>\$3,097,905</b>	<b>\$1,047,000</b>		<b>\$3,149,919</b>	<b>\$2,826,678</b>	<b>\$3,238,124</b>		<b>\$76.22</b>	<b>1.2234</b>										
				<b>Sale. Ratio =&gt;</b>		<b>33.80</b>		<b>E.C.F. =&gt;</b>	<b>0.873</b>		<b>Std. Deviation=&gt;</b>	<b>0.10008412</b>									
				<b>Std. Dev. =&gt;</b>		<b>15.39</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.861</b>		<b>Ave. Variance=&gt;</b>	<b>7.7516</b>	<b>Coefficient of Var=&gt;</b>	<b>9.00610174</b>							

Used ECF .873 for 4400 Hts and Nut Neighborhoods