

# 4600 Residential ECF for 2024

Glendale Limerick 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	
03-0850-0010-00-2	1658 GROVE AVE	12/06/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$45,400	32.43	\$136,547	\$15,378	\$124,622	\$123,895	1.006	1,110	\$112.27	4600	2.0335	\$7,644		4600 GLENDALE LIMERICK	401	
03-0850-0015-00-4	1663 GREENLY AVE	11/18/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$51,300	28.50	\$176,522	\$18,587	\$161,413	\$161,488	1.000	1,631	\$98.97	4600	1.4002	\$15,288		4600 GLENDALE LIMERICK	401	
03-0850-0038-01-2	1553 JOHNSON AVE	07/27/22	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$60,800	20.54	\$294,747	\$27,738	\$268,262	\$273,015	0.983	1,628	\$164.78	4600	0.2946	\$5,880		4600 GLENDALE LIMERICK	401	
03-0850-0052-00-7	1613 JOHNSON AVE	03/17/23	\$128,750	WD	03-ARM'S LENGTH	\$128,750	\$44,800	34.80	\$127,507	\$11,008	\$117,742	\$119,120	0.988	912	\$129.10	4600	0.2899	\$8,957		4600 GLENDALE LIMERICK	401	
03-0850-0053-02-0	2428 E NAPIER AVE	07/19/22	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$62,200	39.49	\$156,031	\$11,040	\$146,460	\$148,253	0.988	1,638	\$89.41	4600	0.2373	\$8,840		4600 GLENDALE LIMERICK	401	
03-0850-0055-01-4	2462 E NAPIER AVE	12/01/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$63,400	47.31	\$130,183	\$39,716	\$94,284	\$92,502	1.019	1,216	\$77.54	4600	3.3729	\$19,380		4600 GLENDALE LIMERICK	401	
03-0850-0058-03-0	1688 DEWEY AVE	11/02/22	\$149,999	WD	03-ARM'S LENGTH	\$149,999	\$54,700	36.47	\$148,761	\$11,998	\$138,001	\$139,839	0.987	1,419	\$97.25	4600	0.1318	\$9,800		4600 GLENDALE LIMERICK	401	
03-2080-0008-00-0	1980 E EMPIRE AVE	07/29/21	\$160,500	WD	03-ARM'S LENGTH	\$160,500	\$53,400	33.27	\$159,509	\$20,273	\$140,227	\$142,368	0.985	1,113	\$125.99	4600	0.0575	\$6,468		4600 GLENDALE LIMERICK	401	
03-3160-0003-01-3	3988 E EMPIRE AVE	08/10/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$95,600	44.47	\$222,283	\$27,932	\$187,068	\$198,723	0.941	1,836	\$101.89	4600	4.4184	\$21,286		4600 GLENDALE LIMERICK	401	
03-3200-0006-00-7	3999 E NAPIER AVE	10/04/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$58,600	44.06	\$133,096	\$11,095	\$121,905	\$124,745	0.977	1,087	\$112.15	4600	0.8305	\$9,800		4600 GLENDALE LIMERICK	401	
03-5580-0020-00-8	641 O'BRIEN DR	01/11/23	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$65,300	44.27	\$148,153	\$17,483	\$130,017	\$133,609	0.973	1,176	\$110.56	4600	1.2423	\$7,840		4600 GLENDALE LIMERICK	401	
03-6040-0007-00-6	2014 REGGIE DR	04/01/22	\$143,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$143,500	\$55,800	38.89	\$142,336	\$26,921	\$116,579	\$118,011	0.988	1,172	\$99.47	4600	0.2328	\$13,250	03-6040-0029-00-0	4600 GLENDALE LIMERICK	401	
03-6040-0008-00-2	2015 REGGIE DR	05/28/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,300	38.58	\$120,114	\$10,348	\$109,652	\$112,235	0.977	780	\$140.58	4600	0.8551	\$6,860		4600 GLENDALE LIMERICK	401	
<b>Totals:</b>			<b>\$2,105,749</b>			<b>\$2,105,749</b>	<b>\$757,600</b>		<b>\$2,095,789</b>		<b>\$1,856,232</b>	<b>\$1,887,804</b>			<b>\$112.30</b>		<b>0.2259</b>					
								<b>Sale. Ratio =&gt;</b>	<b>35.98</b>													
								<b>Std. Dev. =&gt;</b>	<b>7.42</b>	<b>E.C.F. =&gt;</b>	<b>0.983</b>	<b>Std. Deviation=&gt;</b>	<b>0.01831681</b>									
										<b>Ave. E.C.F. =&gt;</b>	<b>0.986</b>	<b>Ave. Variance=&gt;</b>	<b>1.1844</b>	<b>Coefficient of Var=&gt;</b>	<b>1.20174914</b>							

Used .983 ECF for 4800 Neighborhood