

4700 Residential ECF for 2024

Fairplain South

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		
03-0031-0029-02-4	345 ELMSIDE RD	10/03/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$63,100	46.74	\$135,141	\$13,302	\$121,698	\$125,220	0.972	1,314	\$92.62	4700	1.5616	\$7,578		4700 FAIRPLAIN SOUTH	401		
03-0031-0048-06-1	519 NICKERSON AVE	12/29/22	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$79,000	38.26	\$202,166	\$6,623	\$199,877	\$200,969	0.995	2,187	\$91.39	4700	3.8308	\$2,429		4700 FAIRPLAIN SOUTH	401		
03-0106-0006-01-1	2768 SOMERLEYTON RD	03/18/22	\$188,900	WD	03-ARM'S LENGTH	\$188,900	\$44,000	23.29	\$189,543	\$9,200	\$179,700	\$185,347	0.970	2,256	\$79.65	4700	1.3273	\$9,200		4700 FAIRPLAIN SOUTH	401		
03-0106-0006-02-0	2780 SOMERLEYTON RD	01/12/22	\$114,050	WD	03-ARM'S LENGTH	\$114,050	\$42,000	36.83	\$113,074	\$2,328	\$111,722	\$113,819	0.982	1,540	\$72.55	4700	2.5317	\$2,328		4700 FAIRPLAIN SOUTH	401		
03-0770-0023-00-5	271 ELMSIDE RD	09/23/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$58,200	38.29	\$152,245	\$5,060	\$146,940	\$151,269	0.971	1,539	\$95.48	4700	1.5123	\$5,060		4700 FAIRPLAIN SOUTH	401		
03-0830-0006-01-0	119 NICKERSON AVE	05/16/22	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$82,000	36.94	\$222,446	\$10,062	\$211,938	\$218,278	0.971	1,478	\$143.40	4700	1.4699	\$1,586		4700 FAIRPLAIN SOUTH	401		
03-0830-0010-00-8	125 NICKERSON AVE	06/07/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,300	38.15	\$201,404	\$8,181	\$191,819	\$198,585	0.966	1,420	\$135.08	4700	0.9672	\$6,833		4700 FAIRPLAIN SOUTH	401		
03-0830-0042-00-7	183 NICKERSON AVE	03/06/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$79,200	40.62	\$195,683	\$14,176	\$180,824	\$186,544	0.969	1,592	\$113.58	4700	1.3081	\$8,648		4700 FAIRPLAIN SOUTH	401		
03-0830-0061-00-1	337 KUBLICK DR	04/28/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$79,400	45.37	\$176,742	\$16,692	\$158,308	\$164,491	0.962	1,276	\$124.07	4700	0.6152	\$8,004		4700 FAIRPLAIN SOUTH	401		
03-1580-0001-01-0	2034 UNION AVE	06/03/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,500	49.13	\$118,059	\$12,126	\$102,874	\$108,873	0.945	1,120	\$91.85	4700	1.1355	\$12,126		4700 FAIRPLAIN SOUTH	401		
03-1580-0016-00-9	564 E DELAWARE AVE	05/11/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,200	41.47	\$150,897	\$8,992	\$141,008	\$145,843	0.967	1,183	\$119.20	4700	1.0592	\$5,520		4700 FAIRPLAIN SOUTH	401		
03-1580-0017-00-5	552 E DELAWARE AVE	07/20/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$64,100	33.74	\$187,383	\$11,903	\$178,097	\$180,349	0.988	1,140	\$156.23	4700	3.1253	\$5,520		4700 FAIRPLAIN SOUTH	401		
03-2350-0031-00-9	586 ELOISE DR	01/26/23	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$67,800	38.09	\$177,975	\$14,017	\$163,983	\$168,508	0.973	1,330	\$123.30	4700	1.6891	\$6,992		4700 FAIRPLAIN SOUTH	401		
03-2350-0032-00-5	574 ELOISE DR	01/03/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$60,500	34.57	\$176,886	\$13,156	\$161,844	\$168,273	0.962	1,448	\$111.77	4700	0.5535	\$6,992		4700 FAIRPLAIN SOUTH	401		
03-2350-0042-00-1	533 ELOISE DR	04/20/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$67,200	46.67	\$146,151	\$11,163	\$132,837	\$138,734	0.957	1,268	\$104.76	4700	0.1238	\$6,992		4700 FAIRPLAIN SOUTH	401		
03-2350-0044-00-3	559 ELOISE DR	06/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$73,600	36.80	\$203,785	\$14,330	\$185,670	\$194,712	0.954	1,343	\$138.25	4700	0.2697	\$6,992		4700 FAIRPLAIN SOUTH	401		
03-2350-0047-00-2	607 ELOISE DR	04/27/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$68,700	45.20	\$165,334	\$16,865	\$135,135	\$152,589	0.886	1,218	\$110.95	4700	7.0643	\$8,924		4700 FAIRPLAIN SOUTH	401		
03-2360-0066-00-4	426 ELOISE DR	08/25/21	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$61,400	36.66	\$168,648	\$12,591	\$154,909	\$160,387	0.966	1,372	\$112.91	4700	0.9585	\$6,992		4700 FAIRPLAIN SOUTH	401		
03-2360-0069-00-3	380 ELOISE DR	02/15/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$88,400	58.93	\$151,048	\$13,199	\$136,801	\$141,674	0.966	1,621	\$84.39	4700	0.9345	\$6,992		4700 FAIRPLAIN SOUTH	401		
03-4600-0009-00-7	1859 BROADWAY AVE	04/08/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$43,100	26.95	\$150,447	\$14,568	\$145,332	\$139,650	1.041	960	\$151.39	4700	8.4433	\$7,544		4700 FAIRPLAIN SOUTH	401		
03-4800-0020-00-3	598 MANORWOOD CIRC	04/13/22	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$82,500	38.19	\$221,728	\$18,445	\$197,555	\$208,924	0.946	1,200	\$164.63	4700	1.0674	\$8,183		4700 FAIRPLAIN SOUTH	401		
03-4950-0008-00-6	201 ELOISE DR	07/22/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$85,300	45.86	\$189,551	\$13,195	\$172,805	\$181,250	0.953	1,518	\$113.84	4700	0.2849	\$8,280		4700 FAIRPLAIN SOUTH	401		
03-4950-0011-00-7	161 ELOISE DR	04/23/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,700	36.35	\$201,250	\$15,502	\$184,498	\$190,902	0.966	1,160	\$159.05	4700	1.0195	\$6,900		4700 FAIRPLAIN SOUTH	401		
03-5300-0007-00-1	1790 W OGDEN AVE	11/20/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$59,600	38.45	\$154,427	\$9,881	\$145,119	\$148,557	0.977	1,254	\$115.72	4700	2.0600	\$6,624		4700 FAIRPLAIN SOUTH	401		
03-5300-0033-00-1	1864 E OGDEN AVE	04/27/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$56,400	32.23	\$177,336	\$14,275	\$160,725	\$167,586	0.959	1,116	\$144.02	4700	0.2803	\$6,992		4700 FAIRPLAIN SOUTH	401		
03-5300-0038-00-3	1887 E OGDEN AVE	10/21/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$74,100	44.64	\$169,254	\$15,721	\$150,279	\$157,793	0.952	1,232	\$121.98	4700	0.3879	\$5,888		4700 FAIRPLAIN SOUTH	401		
03-5300-0045-00-0	1805 E OGDEN AVE	09/10/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$49,100	29.58	\$166,350	\$13,637	\$152,363	\$156,951	0.971	1,078	\$141.34	4700	1.4512	\$6,624		4700 FAIRPLAIN SOUTH	401		
03-5350-0020-00-3	1792 NEWMAN TERR	09/02/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$54,300	29.35	\$189,950	\$13,971	\$171,029	\$180,862	0.946	1,618	\$105.70	4700	1.0626	\$8,740		4700 FAIRPLAIN SOUTH	401		
03-5400-0001-00-9	297 NICKERSON AVE	10/07/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$96,900	40.39	\$240,622	\$31,361	\$208,539	\$215,068	0.970	1,652	\$126.23	4700	1.3385	\$12,788		4700 FAIRPLAIN SOUTH	401		
03-6700-0011-00-9	2128 LINDA LN	04/01/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$46,500	33.21	\$142,372	\$13,225	\$126,775	\$132,731	0.955	1,154	\$109.86	4700	0.1128	\$8,280		4700 FAIRPLAIN SOUTH	401		
03-6700-0028-00-9	2155 LINDA LN	09/17/21	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$67,600	31.74	\$218,054	\$22,531	\$190,469	\$200,949	0.948	1,525	\$124.90	4700	0.8408	\$8,280		4700 FAIRPLAIN SOUTH	401		
03-6760-0002-00-3	460 KUBLICK DR	05/28/21	\$179,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$179,000	\$66,400	37.09	\$180,792	\$25,395	\$153,605	\$159,709	0.962	1,188	\$129.30	4700	0.5522	\$20,608	03-6770-0022-00-1	4700 FAIRPLAIN SOUTH	401		
03-6760-0009-00-8	2180 OGDEN AVE	01/10/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$79,500	33.54	\$241,336	\$16,790	\$220,210	\$230,777	0.954	1,540	\$142.99	4700	0.2046	\$9,200		4700 FAIRPLAIN SOUTH	401		
03-6760-0018-00-7	2137 OGDEN AVE	11/18/22	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$78,200	38.91	\$204,869	\$19,482	\$181,518	\$190,531	0.953	1,232	\$147.34	4700	0.3564	\$9,200		4700 FAIRPLAIN SOUTH	401		
03-7340-0004-00-1	1748 SMYERS DR	09/28/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$58,100	36.09	\$164,978	\$17,724	\$143,276	\$151,340	0.947	999	\$143.42	4700	0.9543	\$6,992		4700 FAIRPLAIN SOUTH	401		
03-7450-0018-00-6	118 NICKERSON AVE	12/22/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$96,800	41.55	\$236,006	\$14,225	\$218,775	\$227,935	0.960	1,973	\$110.88	4700	0.3554	\$10,056		4700 FAIRPLAIN SOUTH	401		
03-7450-0019-00-2	2125 COLFAX AVE	05/26/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,000	37.78	\$224,402	\$28,995	\$196,005	\$200,829	0.976	1,248	\$157.06	4700	1.9720	\$11,228		4700 FAIRPLAIN SOUTH	401		
03-8280-0019-00-7	286 MESSNER DR	01/14/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,100	38.24	\$167,184	\$11,569	\$153,431	\$159,933	0.959	967	\$158.67	4700	0.3087	\$5,520		4700 FAIRPLAIN SOUTH	401		
03-8280-0029-00-2	174 MESSNER DR	09/22/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,500	35.00	\$150,631	\$11,142	\$138,858	\$143,360	0.969	1,117	\$124.31	4700	1.2341	\$5,520		4700 FAIRPLAIN SOUTH	401		
03-9320-0012-00-1	2414 VIRGINIA AVE	10/08/22	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$52,500	52.50	\$127,646	\$9,735	\$90,265	\$121,183	0.745	960	\$94.03	4700	21.1392	\$5,392		4700 FAIRPLAIN SOUTH	401		
03-9320-0021-00-0	2463 VIRGINIA AVE	01/05/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$57,800	39.86	\$145,658	\$13,605	\$131,395	\$135,717	0.968	1,026	\$128.07	4700	1.1894	\$6,201		4700 FAIRPLAIN SOUTH	401		
03-9320-0033-00-8	2320 STRATTON RD	06/04/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$47,600	35.26	\$139,635	\$15,524	\$119,476	\$127,555	0.937	1,215	\$98.33	4700	1.9595	\$9,373		4700 FAIRPLAIN SOUTH	401		
03-9320-0037-00-3	2384 STRATTON RD	01/27/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,200	38.50	\$122,017	\$11,158	\$108,842	\$113,935	0.955	1,763	\$61.74	4700	0.0961	\$5,240		4700 FAIRPLAIN SOUTH	401		
03-9320-0043-00-3	2452 STRATTON RD	11/15/21	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$50,600	30.95	\$177,461	\$17,856	\$145,644	\$164,034	0.888	850	\$171.35	4700	6.8368	\$6,201		4700 FAIRPLAIN SOUTH	401		
Totals:			\$7,626,250			\$7,626,250	\$2,896,000		\$7,738,566		\$7,002,772	\$7,312,526			\$121.54		0.1383						
								Sale. Ratio =>	37.97					E.C.F. =>	0.958	Std. Deviation=>		0.04004469					
								Std. Dev. =>	6.61					Ave. E.C.F. =>	0.956	Ave. Variance=>		1.9897	Coefficient of Var=>		2.08068841		

Used .958 ECF for 4700 Fairplain South Neighborhood