

# 4800 Residential ECF for 2024

Fairplain North 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	
03-0030-0011-00-3	1421 COLFAX AVE	03/15/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$91,700	35.96	\$254,354	\$38,057	\$216,943	\$220,937	0.982	1,998	\$108.58	4800	4.6385	\$24,245		4800 FAIRPLAIN NORTH	401	
03-0030-0012-05-1	1387 SUPERIOR ST	08/05/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$26,000	40.00	\$65,323	\$3,308	\$61,692	\$63,345	0.974	1,203	\$51.28	4800	3.8362	\$3,308		4800 FAIRPLAIN NORTH	401	
03-0030-0024-47-4	1403 HURD AVE	11/23/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$33,300	28.22	\$117,768	\$7,409	\$110,591	\$112,726	0.981	1,251	\$88.40	4800	4.5519	\$4,930		4800 FAIRPLAIN NORTH	401	
03-0030-0028-02-0	1591 UNION AVE	07/09/21	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$63,100	32.03	\$197,611	\$23,764	\$173,236	\$177,576	0.976	2,488	\$69.63	4800	4.0020	\$9,068		4800 FAIRPLAIN NORTH	401	
03-0030-0066-00-2	1502 BROADWAY AVE	09/20/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$37,200	26.76	\$136,914	\$13,699	\$125,301	\$125,858	0.996	948	\$132.17	4800	6.0035	\$11,250		4800 FAIRPLAIN NORTH	401	
03-0030-0067-00-9	1525 COLFAX AVE	05/28/21	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$61,400	44.65	\$182,008	\$6,029	\$131,471	\$179,754	0.731	4,110	\$31.99	4800	20.4144	\$6,029		4800 FAIRPLAIN NORTH	401	
03-0030-0070-06-9	273 HAMPTON RD	10/07/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$58,400	37.20	\$157,642	\$6,658	\$150,342	\$154,223	0.975	1,153	\$130.39	4800	3.9298	\$5,040		4800 FAIRPLAIN NORTH	401	
03-0030-0072-01-1	1685 COLFAX AVE	03/28/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$38,100	52.19	\$72,998	\$3,005	\$69,995	\$71,494	0.979	800	\$87.49	4800	4.3489	\$3,005		4800 FAIRPLAIN NORTH	401	
03-0030-0075-10-9	234 HAMPTON RD	08/04/21	\$64,375	WD	03-ARM'S LENGTH	\$64,375	\$36,500	56.70	\$67,090	\$7,189	\$57,186	\$61,186	0.935	936	\$61.10	4800	0.0912	\$3,150		4800 FAIRPLAIN NORTH	401	
03-0030-0075-11-7	254 HAMPTON RD	06/30/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$29,200	23.17	\$125,472	\$7,861	\$118,139	\$120,134	0.983	1,008	\$117.20	4800	4.7856	\$4,725		4800 FAIRPLAIN NORTH	401	
03-0030-0088-04-9	1593 COLUMBUS AVE	08/20/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,600	38.21	\$196,367	\$9,990	\$180,010	\$190,375	0.946	1,529	\$117.73	4800	1.0016	\$7,245		4800 FAIRPLAIN NORTH	401	
03-0030-0107-11-6	222 ORCHARD LN	11/12/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$57,800	27.26	\$213,805	\$14,602	\$197,398	\$203,476	0.970	2,320	\$85.09	4800	3.4590	\$5,040		4800 FAIRPLAIN NORTH	401	
03-0030-0107-12-4	181 ORCHARD LN	07/22/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$59,600	31.38	\$190,442	\$4,330	\$185,570	\$190,104	0.976	2,070	\$89.65	4800	4.0610	\$4,038		4800 FAIRPLAIN NORTH	401	
03-1320-0023-00-9	1614 BROADWAY AVE	06/01/21	\$60,900	WD	03-ARM'S LENGTH	\$60,900	\$37,400	61.41	\$72,634	\$6,247	\$54,653	\$67,811	0.806	736	\$74.26	4800	12.9579	\$4,536		4800 FAIRPLAIN NORTH	401	
03-1320-0025-00-1	276 ELVERN DR	06/03/22	\$59,400	WD	03-ARM'S LENGTH	\$59,400	\$28,900	48.65	\$58,610	\$5,142	\$54,258	\$54,615	0.993	728	\$74.53	4800	5.7926	\$3,150		4800 FAIRPLAIN NORTH	401	
03-1320-0029-00-7	240 ELVERN DR	06/03/22	\$69,300	WD	03-ARM'S LENGTH	\$69,300	\$42,000	60.61	\$88,828	\$6,300	\$63,000	\$84,298	0.747	1,437	\$43.84	4800	18.8193	\$6,300		4800 FAIRPLAIN NORTH	401	
03-2310-0024-01-1	236 HELMAR CT	09/08/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$58,400	49.08	\$120,641	\$8,570	\$110,430	\$114,475	0.965	1,103	\$100.12	4800	2.9126	\$4,599		4800 FAIRPLAIN NORTH	401	
03-2310-0030-00-3	179 CLARDELLE AVE	10/24/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,000	38.29	\$176,490	\$8,621	\$166,379	\$171,470	0.970	1,078	\$154.34	4800	3.4771	\$6,300		4800 FAIRPLAIN NORTH	401	
03-4200-0005-00-6	671 MCKANN ST	07/23/21	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$24,000	41.74	\$62,262	\$5,820	\$51,680	\$57,653	0.896	896	\$57.68	4800	3.9137	\$4,139		4800 FAIRPLAIN NORTH	401	
03-4370-0001-00-8	1401 UNION AVE	03/31/23	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$21,400	29.52	\$72,913	\$3,868	\$68,632	\$70,526	0.973	737	\$93.12	4800	3.7605	\$2,986		4800 FAIRPLAIN NORTH	401	
03-5640-0028-00-6	1340 COLUMBUS AVE	08/19/22	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$22,500	30.61	\$74,726	\$4,240	\$69,260	\$71,998	0.962	760	\$91.13	4800	2.6433	\$3,150		4800 FAIRPLAIN NORTH	401	
03-5680-0018-00-0	485 TERRACE DR	08/27/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$36,400	24.76	\$146,371	\$9,354	\$137,646	\$139,956	0.983	824	\$167.05	4800	4.7955	\$3,150		4800 FAIRPLAIN NORTH	401	
03-6860-0018-00-3	208 EASTERN AVE	02/18/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$57,000	35.63	\$163,653	\$16,164	\$143,836	\$150,653	0.955	1,154	\$124.64	4800	1.9213	\$6,300		4800 FAIRPLAIN NORTH	401	
03-6890-0015-00-6	1342 AGARD AVE	04/01/21	\$56,500	WD	03-ARM'S LENGTH	\$56,500	\$27,800	49.20	\$63,454	\$3,150	\$53,350	\$61,598	0.866	859	\$62.11	4800	6.9433	\$3,150		4800 FAIRPLAIN NORTH	401	
03-6890-0015-00-6	1342 AGARD AVE	09/15/22	\$56,600	WD	03-ARM'S LENGTH	\$56,600	\$27,200	48.06	\$63,454	\$3,150	\$53,450	\$61,598	0.868	859	\$62.22	4800	6.7810	\$3,150		4800 FAIRPLAIN NORTH	401	
<b>Totals:</b>			<b>\$3,030,975</b>			<b>\$3,030,975</b>	<b>\$1,114,900</b>		<b>\$3,141,830</b>		<b>\$2,804,448</b>	<b>\$2,977,838</b>			<b>\$91.03</b>		<b>0.6234</b>					
								Sale. Ratio =>	<b>36.78</b>		<b>E.C.F. =&gt;</b>		<b>0.942</b>		Std. Deviation=>		<b>0.07488907</b>					
								Std. Dev. =>	<b>11.21</b>		<b>Ave. E.C.F. =&gt;</b>		<b>0.936</b>		Ave. Variance=>		<b>5.5937</b>		Coefficient of Var=>		<b>5.97908297</b>	

Used .942 ECF for 4800 Fairplain North Neighborhood