

4850 Residential ECF for 2024

Urban 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	
03-0029-0030-00-4	1456 ST JAMES ST	07/01/21	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$24,300	35.47	\$69,036	\$2,824	\$65,676	\$69,697	0.942	768	\$85.52	4850	0.7427	\$1,512		4850 URBAN	401	
03-0029-0030-15-2	1126 MAYNARD DR	11/01/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$23,100	51.33	\$46,955	\$5,597	\$39,403	\$43,535	0.905	696	\$56.61	4850	2.9789	\$3,346		4850 URBAN	401	
03-0029-0032-09-1	1276 MAYNARD DR	07/08/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$40,500	42.63	\$94,658	\$3,209	\$91,791	\$96,262	0.954	1,120	\$81.96	4850	1.8670	\$1,400		4850 URBAN	401	
03-0970-0032-00-7	1642 NORTON RD	03/31/23	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$24,000	42.11	\$62,911	\$7,324	\$49,676	\$58,513	0.849	576	\$86.24	4850	8.5904	\$2,800		4850 URBAN	401	
03-1630-0001-01-0	1277 ROSE AVE	05/17/22	\$75,000	OTH	03-ARM'S LENGTH	\$75,000	\$35,000	46.67	\$79,626	\$9,311	\$65,689	\$74,016	0.887	1,269	\$51.76	4850	4.7383	\$5,046		4850 URBAN	401	
03-1630-0005-00-7	1307 ROSE AVE	01/05/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$31,200	52.00	\$60,893	\$1,400	\$58,600	\$62,624	0.936	799	\$73.34	4850	0.0858	\$1,400		4850 URBAN	401	
03-1630-0006-00-3	1315 ROSE AVE	06/23/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$26,500	58.89	\$45,659	\$2,336	\$42,664	\$45,603	0.936	698	\$61.12	4850	0.0667	\$1,400		4850 URBAN	401	
03-1630-0055-00-4	1298 ROSE AVE	05/21/21	\$74,900	WD	03-ARM'S LENGTH	\$74,900	\$25,300	33.78	\$80,097	\$6,728	\$68,172	\$77,231	0.883	926	\$73.62	4850	5.2175	\$1,400		4850 URBAN	401	
03-4840-0061-00-1	1659 BERRIEN AVE	10/31/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$43,100	27.45	\$147,140	\$5,723	\$151,277	\$148,860	1.016	1,192	\$126.91	4850	8.1354	\$2,002		4850 URBAN	401	
03-4840-0064-00-0	1623 BERRIEN AVE	01/31/22	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$37,400	43.49	\$87,022	\$13,374	\$72,626	\$77,524	0.937	912	\$79.63	4850	0.1934	\$2,002		4850 URBAN	401	
03-4840-0065-00-6	1611 BERRIEN AVE	09/29/22	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$25,600	26.26	\$91,466	\$2,002	\$95,498	\$94,173	1.014	1,066	\$89.59	4850	7.9191	\$2,002		4850 URBAN	401	
03-4860-0005-03-2	1351 PIPESTONE RD	07/08/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$72,600	44.00	\$168,670	\$10,185	\$154,815	\$166,826	0.928	1,952	\$79.31	4850	0.6882	\$6,860		4850 URBAN	401	
03-4860-0083-00-9	1422 E DOWNING AVE	09/26/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,400	43.52	\$126,662	\$6,442	\$118,558	\$126,547	0.937	1,096	\$108.17	4850	0.1984	\$2,940		4850 URBAN	401	
03-6000-0001-01-7	1308 PIPESTONE RD	01/07/22	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$43,900	40.65	\$112,466	\$13,528	\$94,472	\$104,145	0.907	858	\$110.11	4850	2.7765	\$8,792		4850 URBAN	401	
03-6000-0025-00-5	1351 ST JAMES ST	07/13/22	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$53,300	40.69	\$125,653	\$2,060	\$128,940	\$130,098	0.991	960	\$134.31	4850	5.6217	\$1,820		4850 URBAN	401	
03-6730-0010-00-4	1617 REEDER AVE	08/09/22	\$54,500	MLC	03-ARM'S LENGTH	\$54,500	\$26,900	49.36	\$61,109	\$1,680	\$52,820	\$62,557	0.844	728	\$72.55	4850	9.0531	\$1,680		4850 URBAN	401	
03-6730-0013-00-3	1591 REEDER AVE	08/05/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$37,600	32.70	\$109,229	\$4,171	\$110,829	\$110,587	1.002	1,114	\$99.49	4850	6.7302	\$1,680		4850 URBAN	401	
03-6730-0024-00-5	1542 REEDER AVE	01/13/23	\$102,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$102,000	\$39,000	38.24	\$101,550	\$7,854	\$94,146	\$98,627	0.955	956	\$98.48	4850	1.9680	\$3,360	03-6730-0023-00-9	4850 URBAN	401	
03-8680-0006-00-8	1269 PARKWAY DR	12/16/21	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$20,300	42.29	\$46,323	\$1,400	\$46,600	\$47,287	0.985	550	\$84.73	4850	5.0581	\$1,400		4850 URBAN	401	
03-8680-0012-00-8	1223 PARKWAY DR	01/13/23	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$35,900	60.85	\$56,278	\$6,533	\$52,467	\$52,363	1.002	750	\$69.96	4850	6.7100	\$1,400		4850 URBAN	401	
03-8680-0013-00-4	1215 PARKWAY DR	07/21/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$29,600	36.10	\$81,379	\$1,400	\$80,600	\$84,188	0.957	752	\$107.18	4850	2.2494	\$1,400		4850 URBAN	401	
03-8680-0033-00-5	1235 RAVINA AVE	09/09/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$36,100	49.45	\$73,198	\$1,120	\$71,880	\$75,872	0.947	696	\$103.28	4850	1.2508	\$1,120		4850 URBAN	401	
03-8680-0038-00-7	1201 RAVINA AVE	08/30/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$29,800	35.06	\$102,184	\$1,820	\$83,180	\$105,646	0.787	1,082	\$76.88	4850	14.7539	\$1,820		4850 URBAN	401	
Totals:			\$2,008,400			\$2,008,400	\$815,400		\$2,030,164		\$1,890,379	\$2,012,782			\$87.42		0.4304					
								Sale. Ratio =>	40.60			E.C.F. =>	0.939	Std. Deviation=>		0.05765051						
								Std. Dev. =>	8.85			Ave. E.C.F. =>	0.935	Ave. Variance=>		4.2432	Coefficient of Var=>		4.53873909			

Used .939 ECF for 4850 Urban Nieghborhood