

4950 Residential ECF for 2024

M 63 Area, W M 63

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		
03-0006-0016-05-3	2220 M 63	05/04/21	\$430,800	WD	03-ARM'S LENGTH	\$430,800	\$109,400	25.39	\$461,933	\$71,028	\$359,772	\$416,299	0.864	1,867	\$192.70	4950	2.1299	\$49,055		4950 M-63 AREA	401		
03-0006-0016-05-3	2220 M 63	02/08/22	\$494,102	WD	03-ARM'S LENGTH	\$494,102	\$109,400	22.14	\$461,933	\$71,028	\$423,074	\$416,299	1.016	1,867	\$226.61	4950	13.0760	\$49,055		4950 M-63 AREA	401		
03-0018-0019-01-3	805 ETTA ST	10/05/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$32,400	32.40	\$108,931	\$21,171	\$78,829	\$93,461	0.843	868	\$90.82	4950	4.2072	\$19,053		4950 M-63 AREA	401		
03-0790-0009-00-7	135 HAZEL AVE	05/26/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$61,400	49.12	\$139,776	\$25,905	\$99,095	\$121,268	0.817	1,232	\$80.43	4950	6.8360	\$25,550		4950 M-63 AREA	401		
03-0790-0010-03-0	859 ADAMS ST	08/13/21	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$56,500	47.12	\$129,316	\$57,815	\$62,085	\$76,146	0.815	840	\$73.91	4950	7.0171	\$54,750		4950 M-63 AREA	401		
03-1280-0002-01-7	2209 PAW PAW AVE	05/17/21	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$71,000	39.23	\$194,541	\$46,276	\$134,724	\$157,897	0.853	912	\$147.72	4950	3.2273	\$36,500		4950 M-63 AREA	401		
03-1280-0022-01-8	2110 JOYCE ST	07/08/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$109,300	49.68	\$253,658	\$42,565	\$177,435	\$224,806	0.789	1,518	\$116.89	4950	9.6234	\$36,500		4950 M-63 AREA	401		
03-1280-0026-00-5	1047 CLOSSON DR	07/11/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$66,700	31.02	\$226,017	\$49,935	\$165,065	\$187,521	0.880	1,118	\$147.64	4950	0.5265	\$36,500		4950 M-63 AREA	401		
03-4880-0003-00-0	958 SIERRA DR	05/25/21	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$109,300	30.45	\$385,801	\$49,364	\$309,636	\$358,293	0.864	2,016	\$153.59	4950	2.1316	\$39,055		4950 M-63 AREA	401		
03-4880-0006-00-9	321 SIERRA DR	03/14/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$81,800	25.17	\$300,693	\$50,988	\$274,012	\$265,927	1.030	1,344	\$203.88	4950	14.4891	\$39,581		4950 M-63 AREA	401		
03-5070-0031-00-1	1631 PARK DR	04/26/21	\$479,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$479,000	\$252,400	52.69	\$501,298	\$157,214	\$321,786	\$366,437	0.878	4,296	\$74.90	4950	0.7365	\$125,772	03-5070-0026-02-3	4950 M-63 AREA	401		
03-5500-0007-00-3	791 POLFUS DR	02/24/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$77,400	38.70	\$201,895	\$39,796	\$160,204	\$172,629	0.928	1,456	\$110.03	4950	4.2509	\$36,500		4950 M-63 AREA	401		
03-5500-0014-00-0	812 POLFUS DR	12/30/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,300	40.72	\$203,802	\$38,690	\$141,310	\$175,838	0.804	1,251	\$112.96	4950	8.1877	\$36,500		4950 M-63 AREA	401		
03-6840-0008-00-3	155 E RIDGEWAY CT	05/20/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$40,500	27.02	\$150,221	\$15,839	\$134,061	\$143,112	0.937	1,053	\$127.31	4950	5.1243	\$14,600		4950 M-63 AREA	401		
03-6840-0009-03-4	161 E RIDGEWAY CT	03/01/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,200	45.86	\$144,070	\$20,564	\$119,436	\$131,529	0.908	1,936	\$61.69	4950	2.2542	\$18,615		4950 M-63 AREA	401		
03-6840-0035-00-1	214 POLLARD AVE	04/25/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$43,000	32.33	\$134,162	\$35,474	\$97,526	\$103,773	0.940	920	\$106.01	4950	5.4288	\$26,280		4950 M-63 AREA	401		
Totals:			\$3,851,702			\$3,851,702	\$1,358,000		\$3,998,047		\$3,058,050	\$3,411,235			\$126.69		1.0950						
								Sale. Ratio =>	35.26					E.C.F. =>	0.896	Std. Deviation=>		0.07087228					
								Std. Dev. =>	9.91					Ave. E.C.F. =>	0.886	Ave. Variance=>		5.5779	Coefficient of Var=>		6.29906229		

Used .896 ECF for 4950 Neighborhood