

4004 SEC 31, 32(DRY)/ATKINS/BOOTH 2023 E.C.F.

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 (%)	Building Style	
28-031-1024-000	4480 ATKINS	12/07/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,600	42.88	\$178,558	\$75,289	\$84,711	\$122,357	0.692	1,866	\$45.40	4004	21.6423	MULTI-LEVEL	
28-031-2002-101	4300 ATKINS	06/23/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$120,600	46.38	\$296,186	\$56,334	\$203,666	\$284,185	0.717	1,584	\$128.58	4004	19.2084	1 STORY	
28-031-3005-300	4255 PECK	08/05/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$77,500	31.63	\$178,367	\$50,145	\$194,855	\$151,922	1.283	1,400	\$139.18	4004	37.3849	1 STORY	
28-031-3015-000	4270 W WATER	11/02/21	\$310,500	WD	03-ARM'S LENGTH	\$310,500	\$98,000	31.56	\$226,180	\$107,555	\$202,945	\$139,738	1.452	1,594	\$127.32	4004	54.3569	MULTI-LEVEL	
28-031-3017-000	4332 W WATER	06/20/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$108,500	77.50	\$257,461	\$114,585	\$25,415	\$160,937	0.158	1,638	\$15.52	4004	75.0833	1 STORY	
28-031-4008-000	4523 MOSES	09/20/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$98,700	54.83	\$197,515	\$48,533	\$131,467	\$214,671	0.612	1,728	\$76.08	4004	29.6342	MODULAR	
28-032-4011-000	3146 BEACH	12/13/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,600	38.29	\$119,876	\$43,514	\$96,486	\$90,476	1.066	1,000	\$96.49	4004	15.7671	1 STORY	
28-032-4024-000	3026 BEACH	09/14/21	\$211,347	WD	03-ARM'S LENGTH	\$211,347	\$95,800	45.33	\$213,756	\$61,228	\$150,119	\$180,720	0.831	1,992	\$75.36	4004	7.8082	1 STORY	
28-032-4031-000	3081 BEACH	05/19/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$114,400	91.52	\$221,773	\$87,101	\$37,899	\$156,726	0.242	2,168	\$17.48	4004	66.6934	2 STY/BI-LEVEL	
28-145-0006-000	3333 N RANGE	02/10/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$61,700	37.17	\$138,039	\$47,266	\$118,734	\$107,551	1.104	1,104	\$107.55	4004	19.5227	1 STORY	
28-145-0017-000	3195 N RANGE	02/01/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$59,800	33.79	\$151,961	\$47,657	\$129,343	\$123,583	1.047	1,248	\$103.64	4004	13.7857	1 STORY	
28-145-0021-000	3155 N RANGE	07/30/20	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$58,200	34.54	\$149,883	\$55,955	\$112,545	\$111,289	1.011	1,194	\$94.26	4004	10.2533	1 STORY	
28-343-0004-000	3153 HIDDEN VALLEY	04/28/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$83,500	74.55	\$188,826	\$34,970	\$77,030	\$182,294	0.423	1,488	\$51.77	4004	48.6192	1 STORY	
28-343-0007-000	3175 HIDDEN VALLEY	03/24/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$77,800	38.90	\$177,030	\$31,419	\$168,581	\$172,525	0.977	1,344	\$125.43	4004	6.8389	1 STORY	
28-343-0014-000	3152 HIDDEN VALLEY	03/05/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$94,500	43.95	\$212,539	\$32,055	\$182,945	\$213,844	0.856	1,926	\$94.99	4004	5.3243	2 STY/BI-LEVEL	
28-343-0016-000	3132 HIDDEN VALLEY	07/07/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,400	39.73	\$200,570	\$42,469	\$177,531	\$187,323	0.948	1,457	\$121.85	4004	3.8973	1 STORY	
28-345-0010-000	3265 YORKSHIRE	08/04/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$66,400	55.33	\$124,809	\$37,500	\$82,500	\$103,447	0.798	1,064	\$77.54	4004	11.1239	1 STORY	
28-345-0010-000	3265 YORKSHIRE	03/31/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$66,400	41.50	\$124,809	\$37,500	\$122,500	\$103,447	1.184	1,064	\$115.13	4004	27.5433	1 STORY	
28-345-0016-000	3205 BERKSHIRE	07/20/20	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$78,400	38.72	\$157,039	\$49,149	\$153,351	\$127,832	1.200	1,482	\$103.48	4004	29.0880	1 STORY	
28-345-0016-000	3205 BERKSHIRE	06/07/21	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$81,800	32.40	\$157,039	\$49,149	\$203,351	\$127,832	1.591	1,482	\$137.21	4004	68.2019	1 STORY	
28-507-0007-000	3130 N RANGE	05/21/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,500	43.24	\$164,453	\$66,278	\$103,722	\$116,321	0.892	1,392	\$74.51	4004	1.7065	MULTI-LEVEL	
28-570-0005-000	3354 RICHARDS	07/10/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$85,200	41.56	\$218,424	\$37,464	\$167,536	\$214,408	0.781	1,805	\$92.82	4004	12.7361	1 STORY	
28-570-0020-000	3333 RICHARDS	11/12/20	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$78,400	36.81	\$201,461	\$32,477	\$180,523	\$200,218	0.902	1,526	\$118.30	4004	0.7120	1 STORY	
28-570-0020-000	3333 RICHARDS	12/17/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$79,400	31.76	\$201,461	\$32,477	\$217,523	\$200,218	1.086	1,526	\$142.54	4004	17.7679	1 STORY	
28-768-0024-000	4124 ATKINS	01/07/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$56,800	39.17	\$127,810	\$59,442	\$85,558	\$81,005	1.056	960	\$89.12	4004	14.7458	1 STORY	
28-768-0038-000	4245 PECK	02/08/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$45,900	29.24	\$130,489	\$47,746	\$109,254	\$132,177	0.827	1,880	\$58.11	4004	8.2180	DUPLEX	
28-875-0003-000	4487 ATKINS	10/26/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,100	45.87	\$159,340	\$71,471	\$83,529	\$104,110	0.802	1,076	\$77.63	4004	10.6438	1 STORY	
Totals:		\$5,060,347	\$5,060,347	\$2,141,900					\$4,875,654	\$3,603,619	\$4,111,155			\$92.86			3.2205		
				Sale. Ratio =>				42.33			E.C.F. =>	0.877		Std. Deviation=>	0.321372921				
				Std. Dev. =>				14.95			Ave. E.C.F. =>	0.909		Ave. Variance=>	23.6410		Coefficient of Var=>	26.01482145	
2023 RES NEIGHBORHOOD 4004 E.C.F.													0.877						
2022 ECF was 0.844																			