

4006 SEC 33 OAKWOOD/W WATER AREA 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	
28-100-0004-000	2447 OAKWOOD	08/06/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$68,100	34.07	\$168,064	\$58,512	\$141,388	\$126,358	1.119	1,338	\$105.67	4006	14.2211	1 STORY	
28-100-0021-000	2859 OAKWOOD	05/22/20	\$251,250	WD	03-ARM'S LENGTH	\$251,250	\$97,400	38.77	\$257,050	\$58,266	\$192,984	\$229,278	0.842	1,842	\$104.77	4006	13.5037	MULTI-LEVEL	
28-100-0037-000	2556 OAKWOOD	09/30/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$62,800	29.90	\$165,726	\$58,006	\$151,994	\$124,245	1.223	1,664	\$91.34	4006	24.6605	1 STORY	
28-215-0015-000	2896 DARWIN	04/30/21	\$136,800	WD	03-ARM'S LENGTH	\$136,800	\$64,900	47.44	\$127,848	\$50,029	\$86,771	\$89,757	0.967	1,128	\$76.92	4006	1.0004	1 STORY	
28-275-0016-000	2445 SHARON	07/21/20	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$60,500	36.69	\$160,192	\$54,151	\$110,749	\$122,308	0.905	1,626	\$68.11	4006	7.1247	MULTI-LEVEL	
28-425-0003-000	3095 PINEWOOD	08/20/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,600	43.29	\$147,402	\$53,759	\$116,241	\$108,008	1.076	980	\$118.61	4006	9.9485	1 STORY	
28-425-0010-000	2935 PINEWOOD	09/25/20	\$195,300	WD	03-ARM'S LENGTH	\$195,300	\$77,200	39.53	\$168,497	\$48,869	\$146,431	\$137,979	1.061	1,782	\$82.17	4006	8.4514	1 STORY	
28-425-0013-001	2906 PINEWOOD	07/09/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$85,200	39.63	\$177,779	\$45,041	\$169,959	\$153,100	1.110	1,637	\$103.82	4006	13.3375	1 STORY	
28-738-0015-000	2625 HUCKLEBERRY	01/22/21	\$239,288	WD	03-ARM'S LENGTH	\$239,288	\$92,500	38.66	\$246,038	\$85,452	\$153,836	\$185,220	0.831	1,946	\$79.05	4006	14.6183	MULTI-LEVEL	
28-744-0001-000	3156 OAKWOOD	08/13/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$58,600	37.81	\$154,918	\$52,271	\$102,729	\$118,393	0.868	1,408	\$72.96	4006	10.9048	1 STORY	
28-744-0016-200	3005 OAKWOOD	06/03/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$88,900	34.19	\$223,022	\$63,113	\$196,887	\$184,439	1.067	1,403	\$140.33	4006	9.0748	1 STORY	
28-764-0027-000	3196 OAKWOOD	11/29/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$57,800	36.13	\$138,225	\$75,046	\$84,954	\$72,871	1.166	1,056	\$80.45	4006	18.9076	1 STORY	
28-764-0031-100	3272 OAKWOOD	07/01/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$92,800	38.67	\$233,402	\$62,945	\$177,055	\$196,606	0.901	1,299	\$136.30	4006	7.6181	1 STORY	
28-764-0065-000	3250 W WATER	08/26/20	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$79,900	45.01	\$212,640	\$82,769	\$94,731	\$149,794	0.632	1,562	\$60.65	4006	34.4330	1 STORY	
28-764-0065-000	3250 W WATER	10/28/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$86,600	40.28	\$212,640	\$82,769	\$132,231	\$149,794	0.883	1,562	\$84.65	4006	9.3985	1 STORY	
Totals:			\$2,989,938			\$2,989,938	\$1,146,800		\$2,793,443		\$2,058,940	\$2,148,149			\$93.72			1.8268	
							Sale. Ratio =>	38.36				E.C.F. =>	0.958			Std. Deviation=>	0.15805153		
							Std. Dev. =>	4.41				Ave. E.C.F. =>	0.977			Ave. Variance=>	13.1469	Coefficient of Var=>	13.45993911
													2023 RES NEIGHBORHOOD 4006 E.C.F.		0.958				
													2022 ECF was 0.867						