

4007 STRAW/MUELLER/WATER ST 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	
28-355-0017-000	2463 STRAWBERRY	08/18/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$84,000	39.07	\$183,407	\$56,706	\$158,294	\$139,539	1.134	1,334	\$118.66	4007	24.8253	MULTI-LEVEL	
28-540-0016-000	2645 WALDHEIM	07/10/20	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$101,000	40.24	\$241,780	\$57,000	\$194,000	\$203,502	0.953	1,573	\$123.33	4007	6.7149	MULTI-LEVEL	
28-540-0025-000	3010 COUNTRY CLUB	09/11/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$75,300	39.65	\$175,724	\$61,679	\$128,221	\$125,600	1.021	1,678	\$76.41	4007	13.4708	1 STORY	
28-540-0026-000	3000 COUNTRY CLUB	11/17/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,400	41.36	\$229,343	\$59,571	\$190,429	\$186,974	1.018	2,361	\$80.66	4007	13.2323	1 STORY	
28-540-0032-000	2820 COUNTRY CLUB	07/10/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$72,700	44.06	\$177,225	\$58,068	\$106,932	\$131,230	0.815	1,435	\$74.52	4007	7.1315	1 STORY	
28-540-0035-000	2620 COUNTRY CLUB	08/31/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$84,100	41.02	\$197,999	\$58,440	\$146,560	\$153,699	0.954	1,611	\$90.97	4007	6.7392	1 STORY	
28-540-0040-000	2770 WALDHEIM	07/06/20	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$94,800	33.98	\$226,071	\$52,839	\$226,161	\$190,784	1.185	2,440	\$92.69	4007	29.9271	2 STY/BI-LEVEL	
28-540-0044-000	2525 WOODLAND	09/11/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,100	47.62	\$223,911	\$64,037	\$120,963	\$176,073	0.687	1,546	\$78.24	4007	19.9152	1 STORY	
28-540-0054-000	3575 STRAWBERRY	04/17/20	\$161,500	WD	03-ARM'S LENGTH	\$161,500	\$79,800	49.41	\$189,967	\$43,008	\$118,492	\$161,849	0.732	1,793	\$66.09	4007	15.4044	1 STORY	
28-540-0054-000	3575 STRAWBERRY	04/13/21	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$84,500	40.82	\$189,967	\$43,008	\$163,992	\$161,849	1.013	1,793	\$91.46	4007	12.7082	1 STORY	
28-764-0013-000	3570 STRAWBERRY	08/12/20	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$103,200	40.49	\$247,064	\$57,806	\$197,094	\$208,434	0.946	1,911	\$103.14	4007	5.9437	MULTI-LEVEL	
28-764-0022-000	2340 COUNTRY CLUB	04/30/21	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$128,100	39.05	\$271,574	\$58,666	\$269,334	\$234,480	1.149	3,654	\$73.71	4007	26.2485	2 STY/BI-LEVEL	
28-764-0037-000	3075 STRAWBERRY	08/28/20	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$71,900	44.38	\$174,031	\$64,724	\$97,276	\$120,382	0.808	1,388	\$70.08	4007	7.8098	1 STORY	
28-764-0084-000	2353 WATER	12/28/20	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$93,600	45.00	\$219,308	\$78,959	\$129,041	\$154,569	0.835	1,222	\$105.60	4007	5.1316	1 STORY	
28-766-0005-000	3119 STRAWBERRY	06/26/20	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$61,300	43.02	\$146,572	\$65,232	\$77,268	\$89,582	0.863	1,314	\$58.80	4007	2.3613	MULTI-LEVEL	
28-766-0014-000	3131 STRAWBERRY	02/05/21	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$77,800	33.46	\$180,795	\$72,037	\$160,463	\$119,778	1.340	1,908	\$84.10	4007	45.3518	1 STORY	
28-766-0022-000	2851 COUNTRY CLUB	12/20/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,400	43.52	\$199,203	\$62,102	\$147,898	\$150,992	0.980	1,745	\$84.76	4007	9.3349	1 STORY	
28-766-0075-000	2615 STRAWBERRY	06/02/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$152,500	66.30	\$353,301	\$149,156	\$80,844	\$222,450	0.363	2,100	\$38.50	4007	52.2732	1 STORY	
28-766-0083-000	2855 STRAWBERRY	08/04/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$92,100	61.44	\$208,279	\$147,107	\$2,793	\$67,370	0.041	1,116	\$2.50	4007	84.4700	MULTI-LEVEL	
Totals:			\$4,026,200			\$4,026,200	\$1,739,600		\$4,035,521		\$2,716,055	\$2,999,136			\$79.70		1.9455		
							Sale. Ratio =>	43.21				E.C.F. =>	0.906		Std. Deviation=>	0.294713276			
							Std. Dev. =>	8.09				Ave. E.C.F. =>	0.886		Ave. Variance=>	20.4734		Coefficient of Var=>	23.10351395

2023 RES NEIGHBORHOOD 4007 E.C.F. 0.906

2022 ECF was 0.908