

4011 ALGER/HERBER 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				
28-005-2010-001	2641 HERBER	07/27/21	\$179,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$179,900	\$93,700	52.08	\$193,346	\$76,667	\$103,233	\$125,596	0.822	1,493	\$69.14	4011	5.6427	1 STORY				
28-340-0013-000	2590 HERBER	04/02/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$83,500	34.08	\$169,135	\$43,210	\$201,790	\$139,298	1.449	1,862	\$108.37	4011	57.0255	2 STY/BI-LEVEL				
28-340-0020-000	2534 HERBER	04/26/21	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$58,200	75.58	\$116,125	\$29,044	\$47,956	\$96,329	0.498	1,032	\$46.47	4011	38.0532	1 STORY				
28-470-0008-000	2651 ALGER	08/13/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$50,800	43.05	\$134,812	\$35,199	\$82,801	\$110,191	0.751	1,794	\$46.15	4011	12.6941	1 STORY				
28-470-0029-000	2580 ALGER	07/02/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$42,600	50.12	\$104,125	\$27,713	\$57,287	\$84,527	0.678	1,300	\$44.07	4011	20.0630	1 STORY				
28-470-0031-000	2604 ALGER	08/28/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$48,800	36.15	\$118,763	\$31,727	\$103,273	\$96,279	1.073	1,280	\$80.68	4011	19.4276	1 STORY				
Totals:			\$839,900			\$839,900	\$377,600		\$836,306		\$596,340	\$652,219			\$65.81		3.5955					
								Sale. Ratio =>	44.96					E.C.F. =>	0.914							
								Std. Dev. =>	15.09					Ave. E.C.F. =>	0.878	Std. Deviation=>	0.33683515					
														Ave. Variance=>	25.4844	Coefficient of Var=>	29.01324491					
													2023 RES NEIGHBORHOOD 4011 E.C.F.							0.914		
																		2022 ECF was 0.904				