

4002 CHARMWOOD AREA 2025 ECF

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	Use Code
28-163-0025-000	4440 CAMBRIDGE	03/30/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$74,200	35.33	\$176,627	\$59,010	\$150,990	\$124,859	1.209	1,460	\$103.42	4002	14.7070	1 STORY	RES 1 FAMILY
28-164-0028-000	3122 S CHARMWOOD	10/06/23	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$109,900	35.80	\$241,041	\$59,194	\$247,806	\$193,044	1.284	2,340	\$105.90	4002	22.1463	2 STY/BI-LEVEL	RES 1 FAMILY
28-165-0002-000	4686 KINGSBURY	06/15/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$84,000	40.98	\$180,471	\$60,905	\$144,095	\$126,928	1.135	1,228	\$117.34	4002	7.3036	1 STORY	RES 1 FAMILY
28-165-0004-000	4685 KINGSBURY	05/31/22	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$89,200	45.28	\$215,972	\$59,070	\$137,930	\$166,563	0.828	1,707	\$80.80	4002	23.4119	1 STORY	RES 1 FAMILY
28-202-0002-000	3313 E CHARMWOOD	05/19/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$106,200	50.57	\$233,718	\$60,149	\$149,851	\$184,256	0.813	2,029	\$73.85	4002	24.8939	1 STORY	RES 1 FAMILY
28-875-0008-000	3378 CHARMWOOD	10/07/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$63,800	37.75	\$152,036	\$53,214	\$115,786	\$104,907	1.104	1,016	\$113.96	4002	4.1490	1 STORY	RES 1 FAMILY
Totals:			\$1,298,000			\$1,298,000	\$527,300		\$1,199,865		\$946,458	\$900,555			\$99.21		1.1244		
								Sale. Ratio ==>	40.62				E.C.F. ==>	1.051		Std. Deviation==>	0.19723775		
								Std. Dev. ==>	5.99				Ave. E.C.F. ==>	1.062		Ave. Variance==>	16.1019	Coefficient of Var==>	15.15882443

4002 CHARMWOOD AREA 2025 ECF USED: 1.051

TOWNHOMES/DUPLEXES WITHIN TOWNSHIP

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	Use Code
28-006-2026-000	2870 BEACH	12/29/22	\$0	MLC	03-ARM'S LENGTH	\$1,410,000	\$437,900	31.06	\$1,222,151	\$104,397	\$1,305,603	\$1,024,522	1.274	18,540	\$70.42	2200	16.0232		MULTIPLE RES
28-750-0063-000	982 25TH	10/25/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,200	27.50	\$131,215	\$21,389	\$146,611	\$145,272	1.009	2,324	\$63.09	2000N	10.4907	DUPLEX +	MULTIPLE RES
28-768-0038-000	4245 PECK	02/06/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,800	35.14	\$172,547	\$67,251	\$142,749	\$134,822	1.059	1,880	\$75.93	4004	5.5325	DUPLEX	RES DUPLEX
Totals:			\$378,000			\$1,788,000	\$557,900		\$1,525,913		\$1,594,963	\$1,304,617			\$69.81		10.8432		
								Sale. Ratio ==>	31.20				E.C.F. ==>	1.223		Std. Deviation==>	0.14096203		
								Std. Dev. ==>	3.82				Ave. E.C.F. ==>	1.114		Ave. Variance==>	10.6821	Coefficient of Var==>	9.587943369

\*USED SINGLE FAMILY ECF FOR DUPLEX+ IN NEIGHBORHOOD  
2025 4002 TOWNHOMES/DUPLEXES ECF: 1.051