

4005 RIVERWOOD/ALETHA-DRY 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
28-685-0008-000	3026 MAYFIELD	05/03/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$140,000	70.00	\$370,034	\$97,177	\$102,823	\$267,769	0.384	2,797	\$36.76	4005	56.0474	1 STORY	RES 1 FAMILY
28-864-0002-000	3045 WESTHAVEN	08/04/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$82,400	35.84	\$224,906	\$72,052	\$157,848	\$150,004	1.052	1,476	\$106.94	4005	10.7820	1 STORY	RES 1 FAMILY
28-864-0002-000	3045 WESTHAVEN	10/20/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,200	37.68	\$224,906	\$72,052	\$177,948	\$150,004	1.186	1,476	\$120.56	4005	24.1817	1 STORY	RES 1 FAMILY
28-864-0011-000	3064 WESTHAVEN	03/24/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$90,700	32.98	\$248,002	\$70,083	\$204,917	\$174,602	1.174	1,804	\$113.59	4005	22.9154	1 STORY	RES 1 FAMILY
28-864-0021-000	3930 W WATER	03/08/23	\$0	MLC	03-ARM'S LENGTH	\$190,000	\$61,000	32.11	\$167,076	\$53,865	\$136,135	\$111,100	1.225	1,305	\$104.32	4005	28.0864	1 STORY	RES 1 FAMILY
28-864-0032-000	3119 WESTCOTT	12/05/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$70,600	41.53	\$213,057	\$95,653	\$74,347	\$115,215	0.645	1,439	\$51.67	4005	29.9182	TRI-LEVEL	RES 1 FAMILY
Totals:			\$1,124,900			\$1,314,900	\$538,900		\$1,447,981	\$854,018	\$968,694			\$88.97			6.2854		
								Sale. Ratio =>	40.98				E.C.F. =>	0.882		Std. Deviation=>	0.347890213		
								Std. Dev. =>	14.28				Ave. E.C.F. =>	0.944		Ave. Variance=>	28.6552	Coefficient of Var=>	30.33991418

2024 RIVERWOOD/ALETHA-DRY ECF: 0.882

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 RESIDENCES
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 RESIDENCES
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=>	0.140962034		
								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 4005 TOWNHOMES/DUPLEXES ECF: 0.826