

4002 CHARMWOOD 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	
28-163-0002-000	3235 CHARMWOOD	01/29/21	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$76,200	41.41	\$179,565	\$56,926	\$127,074	\$149,925	0.848	1,345	\$94.48	4002	0.9605	1 STORY	
28-163-0005-000	3217 CHARMWOOD	07/20/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,900	36.45	\$168,776	\$56,739	\$143,261	\$136,965	1.046	1,532	\$93.51	4002	20.7995	1 STORY	
28-163-0018-000	4427 CAMBRIDGE	04/20/20	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$76,900	40.90	\$181,746	\$65,247	\$122,753	\$142,419	0.862	1,466	\$83.73	4002	2.3936	1 STORY	
28-165-0014-000	4680 BUCKINGHAM	07/01/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$76,600	36.48	\$178,058	\$67,907	\$142,093	\$134,659	1.055	1,384	\$102.67	4002	21.7230	TRI-LEVEL	
28-166-0004-000	4609 BUCKINGHAM	01/24/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$123,800	53.83	\$281,980	\$74,188	\$155,812	\$254,024	0.613	3,036	\$51.32	4002	22.4603	2 STY/BI-LEVEL	
28-166-0017-000	4607 HUNTINGTON	04/29/21	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$77,600	68.98	\$179,898	\$58,633	\$53,867	\$148,246	0.363	1,571	\$34.29	4002	47.4614	1 STORY	
28-166-0019-000	4603 HUNTINGTON	04/16/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$83,200	38.70	\$192,959	\$66,207	\$148,793	\$154,954	0.960	1,570	\$94.77	4002	12.2266	1 STORY	
28-166-0020-000	4602 HUNTINGTON	02/02/22	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$83,300	37.88	\$193,115	\$65,875	\$154,025	\$155,550	0.990	1,447	\$106.44	4002	15.2219	1 STORY	
28-202-0009-000	3302 E CHARMWOOD	08/19/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$95,900	49.18	\$218,585	\$82,030	\$112,970	\$166,938	0.677	2,078	\$54.36	4002	16.1257	1 STORY	
28-204-0013-001	3275 W CHARMWOOD	08/04/20	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$72,200	37.80	\$170,339	\$55,524	\$135,476	\$140,361	0.965	1,496	\$90.56	4002	12.7223	1 STORY	
<b>Totals:</b>			<b>\$1,945,400</b>			<b>\$1,945,400</b>	<b>\$838,600</b>		<b>\$1,945,021</b>		<b>\$1,296,124</b>	<b>\$1,584,040</b>			<b>\$80.61</b>		<b>1.9737</b>		
								<b>Sale. Ratio =&gt;</b>	<b>43.11</b>				<b>E.C.F. =&gt;</b>	<b>0.818</b>		<b>Std. Deviation=&gt;</b>	<b>0.222892432</b>		
								<b>Std. Dev. =&gt;</b>	<b>10.44</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.838</b>		<b>Ave. Variance=&gt;</b>	<b>17.2095</b>	<b>Coefficient of Var=&gt;</b>	<b>20.53692565</b>
													<b>2023 RES NEIGHBORHOOD 4002 E.C.F.</b>		<b>0.818</b>				
																			2022 ECF was 0.818