

4003 BRN&MAYWD/E&WLAND/MAES/MCPH/STONY 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		
28-006-1015-101	2857 PARTRIDGE	12/23/21	\$329,900	QC	19-MULTI PARCEL AR	\$329,900	\$165,600	50.20	\$374,229	\$52,258	\$277,642	\$373,950	0.742	3,168	\$87.64	4003	26.3893	2 STY/BI-LEVEL		
28-150-0002-000	2486 BROWNWOOD	11/12/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$76,800	33.54	\$200,807	\$90,710	\$138,290	\$126,377	1.094	1,890	\$73.17	4003	8.7918	1 STORY		
28-150-0008-001	3120 BROWNWOOD	09/03/20	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$77,700	30.12	\$210,782	\$84,496	\$173,504	\$146,674	1.183	1,902	\$91.22	4003	17.6575	1 STORY		
28-385-0009-000	3220 STONYBROOK	04/21/20	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$113,700	52.91	\$276,409	\$79,082	\$135,818	\$220,477	0.616	2,408	\$56.40	4003	39.0332	1 STORY		
28-505-0001-000	4155 MAES	10/21/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$59,000	41.55	\$161,342	\$66,376	\$75,624	\$110,297	0.686	1,380	\$54.80	4003	32.0713	1 STORY		
28-505-0006-000	4201 MAES	11/01/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$65,700	35.51	\$165,991	\$71,588	\$113,412	\$109,643	1.034	1,144	\$99.14	4003	2.8020	1 STORY		
28-505-0012-000	4238 MAES	11/23/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$45,600	30.40	\$108,981	\$28,521	\$121,479	\$93,449	1.300	1,200	\$101.23	4003	29.3592	1 STORY		
28-510-0005-000	2956 MAYWOOD	06/18/20	\$202,000	OTH	03-ARM'S LENGTH	\$202,000	\$84,000	41.58	\$221,492	\$75,239	\$126,761	\$169,864	0.746	2,163	\$58.60	4003	26.0101	1 STORY		
28-510-0006-000	2951 MAYWOOD	10/01/21	\$249,000	PTA	03-ARM'S LENGTH	\$249,000	\$125,300	50.32	\$296,875	\$59,576	\$189,424	\$275,609	0.687	1,937	\$97.79	4003	31.9057	1 STORY		
28-512-0007-000	2780 MAYWOOD	03/11/22	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$74,300	27.53	\$184,806	\$68,840	\$201,060	\$134,688	1.493	1,925	\$104.45	4003	48.6437	1 STORY		
28-764-0059-000	2474 BROWNWOOD	10/23/20	\$210,500	WD	03-ARM'S LENGTH	\$210,500	\$65,200	30.97	\$179,876	\$67,348	\$143,152	\$130,695	1.095	1,486	\$96.33	4003	8.8967	1 STORY		
28-870-0008-000	2884 WESTLAND	04/12/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$69,400	33.85	\$170,039	\$56,100	\$148,900	\$132,333	1.125	1,300	\$114.54	4003	11.8838	1 STORY		
28-870-0008-000	2884 WESTLAND	04/12/21	\$225,500	LC	03-ARM'S LENGTH	\$225,500	\$69,400	30.78	\$170,039	\$56,100	\$169,400	\$132,333	1.280	1,300	\$130.31	4003	27.3750	1 STORY		
Totals:			\$2,870,700			\$2,870,700	\$1,091,700		\$2,721,668		\$2,014,466	\$2,156,389			\$89.66		7.2166			
								Sale. Ratio =>	38.03					E.C.F. =>	0.934	Std. Deviation=>		0.28192695		
								Std. Dev. =>	8.76					Ave. E.C.F. =>	1.006	Ave. Variance=>		23.9092	Coefficient of Var=>	23.75830505
													2023 RES NEIGHBORHOOD 4003 E.C.F.		0.934					
2022 ECF was 0.861																				