

4005 RIVERWOOD/ALETHA-DRY 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			
28-032-4018-000	3129 WESTHAVEN	04/15/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$85,800	45.18	\$211,827	\$77,085	\$112,815	\$157,778	0.715	1,427	\$79.06	4005	18.1295	1 STORY			
28-032-4019-000	3125 WESTHAVEN	07/01/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$101,200	37.62	\$244,657	\$77,247	\$191,753	\$196,030	0.978	1,865	\$102.82	4005	8.1859	1 STORY			
28-685-0045-000	3049 MAYFIELD	08/24/20	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$68,100	44.66	\$151,785	\$45,872	\$106,628	\$124,020	0.860	1,173	\$90.90	4005	3.6555	1 STORY			
28-864-0004-000	3065 WESTHAVEN	08/07/20	\$204,900	WD	03-ARM'S LENGTH	\$204,900	\$76,000	37.09	\$191,916	\$57,107	\$147,793	\$157,856	0.936	1,922	\$76.90	4005	3.9932	1 STORY			
28-864-0008-000	3950 W WATER	08/14/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$65,100	40.69	\$159,856	\$46,122	\$113,878	\$133,178	0.855	1,765	\$64.52	4005	4.1239	1 STORY			
28-864-0011-000	3064 WESTHAVEN	07/20/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$83,100	41.55	\$201,913	\$56,590	\$143,410	\$170,167	0.843	1,804	\$79.50	4005	5.3562	1 STORY			
28-864-0024-000	3062 WESTCOTT	10/02/20	\$160,500	WD	03-ARM'S LENGTH	\$160,500	\$76,400	47.60	\$185,465	\$61,497	\$99,003	\$145,162	0.682	1,768	\$56.00	4005	21.4301	1 STORY			
28-864-0032-000	3119 WESTCOTT	06/01/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$64,800	42.08	\$157,870	\$61,084	\$92,916	\$113,333	0.820	1,439	\$64.57	4005	7.6468	TRI-LEVEL			
28-864-0033-000	3109 WESTCOTT	05/06/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$95,800	36.15	\$230,870	\$60,952	\$204,048	\$198,967	1.026	2,470	\$82.61	4005	12.9215	1 STORY			
28-864-0058-000	4025 ALETHA	12/01/20	\$0	MLC	03-ARM'S LENGTH	\$179,901	\$80,400	44.69	\$198,159	\$63,761	\$116,140	\$157,375	0.738	2,863	\$40.57	4005	15.8336	TRI-LEVEL			
28-864-0059-000	3144 WESTHAVEN	12/20/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$72,000	36.92	\$175,566	\$61,515	\$133,485	\$133,549	1.000	1,728	\$77.25	4005	10.3199	1 STORY			
28-866-0003-000	4036 ELAINE	05/22/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$49,900	39.92	\$128,108	\$60,814	\$64,186	\$78,799	0.815	1,258	\$51.02	4005	8.1763	1 STORY			
28-866-0003-000	4036 ELAINE	01/19/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,100	29.47	\$128,108	\$60,814	\$109,186	\$78,799	1.386	1,258	\$86.79	4005	48.9313	1 STORY			
Totals:			\$2,245,800			\$2,425,701	\$968,700		\$2,366,100		\$1,635,241	\$1,845,012			\$73.27		1.0017				
										Sale. Ratio =>		39.93		E.C.F. =>		0.886		Std. Deviation=>		0.18197327	
										Std. Dev. =>		4.86		Ave. E.C.F. =>		0.896		Ave. Variance=>		12.9772 Coefficient of Var=> 14.47832352	
													2023 RES NEIGHBORHOOD 4005 E.C.F.		0.886						
																			2022 ECF was 0.854		