

4009 THE CAMPAU 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	
28-170-0015-000	1844 HENRY	02/25/21	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$60,200	102.03	\$165,436	\$54,082	\$4,918	\$119,607	0.041	1,178	\$4.17	4009	93.0088	2 STY/BI-LEVEL	
28-170-0016-000	1852 HENRY	07/13/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$52,100	33.61	\$148,513	\$36,594	\$118,406	\$120,214	0.985	1,512	\$78.31	4009	1.3756	MULTI-LEVEL	
28-170-0030-000	2650 HENRY	05/06/21	\$0	MLC	03-ARM'S LENGTH	\$115,000	\$72,900	63.39	\$196,460	\$54,368	\$60,632	\$152,623	0.397	1,940	\$31.25	4009	57.3939	1 STORY	
28-172-0026-000	2417 HENRY	10/04/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$47,400	33.88	\$125,503	\$53,169	\$86,731	\$77,613	1.117	1,079	\$80.38	4009	14.6271	MULTI-LEVEL	
28-176-0010-000	1809 YEAGER	08/27/21	\$109,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$109,000	\$58,200	53.39	\$121,089	\$33,286	\$75,714	\$96,487	0.785	1,098	\$68.96	4009	18.6498	MULTI-LEVEL	
28-176-0024-000	2111 MARCHON	03/17/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$62,500	37.88	\$187,788	\$42,442	\$122,558	\$156,118	0.785	1,699	\$72.14	4009	18.6172	1 STORY	
28-178-0023-000	1886 CAMPAU	09/02/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$49,900	32.19	\$133,731	\$36,828	\$118,172	\$104,085	1.135	1,040	\$113.63	4009	16.4137	1 STORY	
28-178-0028-100	2035 CAMPAU	03/12/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$57,700	34.97	\$153,992	\$39,567	\$125,433	\$122,905	1.021	1,440	\$87.11	4009	4.9359	1 STORY	
28-190-0009-100	2810 LEWIS	03/24/22	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$84,400	33.63	\$209,474	\$39,115	\$211,885	\$182,985	1.158	1,986	\$106.69	4009	18.6731	1 STORY	
28-190-0021-000	2580 EVERGREEN	03/24/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$42,400	23.57	\$125,451	\$33,020	\$146,880	\$147,653	0.995	2,090	\$70.28	4009	2.3556	DUPLEX	
28-190-0022-000	2586 EVERGREEN	09/22/21	\$188,500	WD	03-ARM'S LENGTH	\$188,500	\$63,500	33.69	\$161,803	\$33,748	\$154,752	\$137,546	1.125	2,190	\$70.66	4009	15.3890	1 STORY	
28-520-0011-000	2750 LEWIS	05/07/21	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$67,500	39.02	\$161,120	\$55,365	\$117,635	\$113,593	1.036	1,196	\$98.36	4009	6.4378	1 STORY	
28-700-0002-000	3310 HARRINGTON	01/14/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$35,800	32.55	\$104,585	\$37,101	\$72,899	\$72,486	1.006	1,010	\$72.18	4009	3.4499	1 STORY	
28-700-0006-000	2567 LEWIS	05/21/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$34,200	26.33	\$92,094	\$37,581	\$92,319	\$58,553	1.577	780	\$118.36	4009	60.5464	1 STORY	
28-700-0011-000	2705 LEWIS	01/04/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$47,500	27.14	\$122,810	\$42,061	\$132,939	\$86,734	1.533	994	\$133.74	4009	56.1522	1 STORY	
28-700-0015-000	2566 LEWIS	06/29/21	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$72,900	36.63	\$183,152	\$44,174	\$154,826	\$149,278	1.037	1,904	\$81.32	4009	6.5958	1 STORY	
28-700-0016-000	2600 LEWIS	07/24/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$65,900	39.94	\$178,407	\$39,340	\$125,660	\$149,374	0.841	1,248	\$100.69	4009	12.9961	1 STORY	
28-700-0032-000	2563 ROBBINS	06/04/21	\$123,300	WD	03-ARM'S LENGTH	\$123,300	\$44,600	36.17	\$116,728	\$37,573	\$85,727	\$85,021	1.008	980	\$87.48	4009	3.7092	1 STORY	
28-762-0002-000	1937 WATER	10/13/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$41,300	37.55	\$115,274	\$33,094	\$76,906	\$88,271	0.871	912	\$84.33	4009	9.9954	1 STORY	
Totals:			\$2,752,500			\$2,867,500	\$1,060,900		\$2,803,410		\$2,084,992	\$2,221,145			\$82.11		3.2505		
								Sale. Ratio =>	37.00				E.C.F. =>	0.939		Std. Deviation=>	0.34106148		
								Std. Dev. =>	17.54				Ave. E.C.F. =>	0.971		Ave. Variance=>	22.1749	Coefficient of Var=>	22.83229877

2023 RES NEIGHBORHOOD 4009 E.C.F. 0.939

2022 ECF was 0.931