

4014 E SIDE 36TH TO 32ND & 24TH 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
28-195-0023-000	2414 27TH	11/05/21	\$54,900	WD	03-ARM'S LENGTH	\$54,900	\$25,000	45.54	\$58,793	\$16,500	\$38,400	\$58,986	0.651	802	\$47.88	4014	11.8022	1 STORY
28-272-0044-000	3262 LITTLE	03/16/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$15,500	38.75	\$38,000	\$1,859	\$38,141	\$50,406	0.757	644	\$59.23	4014	1.2345	1 STORY
28-272-0080-000	3234 MOAK	10/01/21	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$23,400	31.20	\$57,050	\$14,694	\$60,306	\$59,074	1.021	1,093	\$55.17	4014	25.1834	MULTI-LEVEL
28-758-0011-000	2514 PETIT	11/03/21	\$57,000	OTH	03-ARM'S LENGTH	\$57,000	\$18,800	32.98	\$46,000	\$13,508	\$43,492	\$45,317	0.960	796	\$54.64	4014	19.0714	1 STORY
28-772-0012-000	2153 25TH	02/10/22	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$39,700	40.93	\$90,923	\$13,672	\$83,328	\$107,742	0.773	1,435	\$58.07	4014	0.4380	MULTI-LEVEL
28-772-0054-000	2225 26TH	12/29/20	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$21,300	42.60	\$62,401	\$13,672	\$36,328	\$67,962	0.535	780	\$46.57	4014	23.4492	1 STORY
28-772-0083-000	2413 PETIT	01/27/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$22,500	40.91	\$60,828	\$10,874	\$44,126	\$69,671	0.633	946	\$46.64	4014	13.5673	MULTI-LEVEL
28-883-0005-000	2615 24TH	09/17/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$45,600	48.00	\$98,281	\$16,500	\$78,500	\$114,060	0.688	1,745	\$44.99	4014	8.0788	2 STY/BI-LEVEL
28-883-0023-000	2525 25TH	08/18/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$19,200	34.91	\$46,980	\$16,133	\$38,867	\$43,022	0.903	643	\$60.45	4014	13.4392	1 STORY

Totals:	\$578,900		\$578,900	\$231,000		\$559,256		\$461,488	\$616,240		\$52.63						2.0146	
				Sale. Ratio =>		39.90			E.C.F. =>		0.749		Std. Deviation=>		0.162739895			
				Std. Dev. =>		5.65			Ave. E.C.F. =>		0.769		Ave. Variance=>		12.9182		Coefficient of Var=>	16.79822526

2023 RES NEIGHBORHOOD 4014 E.C.F. 0.749

2022 ECF was 0.717