

**4800W RES WATERFRONT 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                   |  |  |
|-----------------|-----------------|-----------|--------------------|--------|------------------------------|--------------------|------------------|----------------|--------------------|--------------------|--------------------|--------------|---|----------------|------------------|----------|------------------|----------------------------------|--|--|
| 28-355-0034-000 | 2570 STRAWBERRY | 09/03/20  | \$225,000          | WD     | 03-ARM'S LENGTH              | \$225,000          | \$93,700         | 41.64          | \$262,982          | \$182,143          | \$42,857           | \$85,908     | 0.499                                     | 1,152          | \$37.20          | 4800W    | 41.8446          | 1 STORY                          |  |  |
| 28-540-0055-000 | 3284 WALDHEIM   | 05/07/21  | \$0                | MLC    | 03-ARM'S LENGTH              | \$340,000          | \$127,500        | 37.50          | \$339,036          | \$154,895          | \$185,105          | \$195,687    | 0.946                                     | 2,346          | \$78.90          | 4800W    | 2.8607           | 1 STORY                          |  |  |
| 28-540-0068-000 | 2880 WALDHEIM   | 02/22/21  | \$444,000          | WD     | 03-ARM'S LENGTH              | \$444,000          | \$152,000        | 34.23          | \$382,968          | \$126,586          | \$317,414          | \$272,457    | 1.165                                     | 3,981          | \$79.73          | 4800W    | 24.7687          | 2 STY/BI-LEVEL                   |  |  |
| 28-766-0060-000 | 2960 STRAWBERRY | 05/01/20  | \$270,000          | WD     | 03-ARM'S LENGTH              | \$270,000          | \$84,000         | 31.11          | \$226,734          | \$115,868          | \$154,132          | \$117,817    | 1.308                                     | 1,360          | \$113.33         | 4800W    | 39.0911          | 1 STORY                          |  |  |
| 28-766-0072-000 | 2600 STRAWBERRY | 12/20/19  | \$375,000          | WD     | 03-ARM'S LENGTH              | \$375,000          | \$170,700        | 45.52          | \$406,590          | \$270,742          | \$104,258          | \$169,387    | 0.616                                     | 2,299          | \$45.35          | 4800W    | 30.1816          | 1 STORY                          |  |  |
| 28-864-0037-000 | 4013 ALETHA     | 11/15/21  | \$350,000          | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$350,000          | \$148,800        | 42.51          | \$307,900          | \$107,372          | \$242,628          | \$250,035    | 0.970                                     | 3,170          | \$76.54          | 4800W    | 5.3057           | 2 STY/BI-LEVEL                   |  |  |
| <b>Totals:</b>  |                 |           | <b>\$1,664,000</b> |        |                              | <b>\$2,004,000</b> | <b>\$776,700</b> |                | <b>\$1,926,210</b> | <b>\$1,046,394</b> | <b>\$1,091,290</b> |              |   | <b>\$71.84</b> |                  |          | <b>4.1541</b>    |                                  |  |  |
|                 |                 |           |                    |        |                              |                    |                  | Sale. Ratio => | 38.76              |                    |                    |              | E.C.F. =>                                 | 0.959          | Std. Deviation=> |          | 0.31112146       |                                  |  |  |
|                 |                 |           |                    |        |                              |                    |                  | Std. Dev. =>   | 5.45               |                    |                    |              | Ave. E.C.F. =>                            | 0.917          | Ave. Variance=>  |          | 24.0087          | Coefficient of Var=> 26.17269539 |  |  |
|                 |                 |           |                    |        |                              |                    |                  |                |                    |                    |                    |              | <b>2023 RES NEIGHBORHOOD 4800W E.C.F.</b> |                | <b>0.959</b>     |          |                  |                                  |  |  |
|                 |                 |           |                    |        |                              |                    |                  |                |                    |                    |                    |              | 2022 ECF was 0.941                        |                |                  |          |                  |                                  |  |  |

\*Increased analysis timeframe, 3 out of 5 sales within first year (4/1/20 to 3/31/21). No newer sales in 2022. Left 2019 sale in study.