

2023 ECF ANALYSIS - EAST MIDLAND ROAD SOUTH 4-YR 4/01/2019 - 3/31/2022

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 (%)	Land Value	Land Table	Property Class
100-024-200-060-04	4608 S TWO MILE RD	02/01/21	\$520,000	WD	33-TO BE DETERMINED	\$520,000	\$184,000	35.38	\$409,779	\$97,547	\$422,453	\$366,900	1.151	3,054	\$138.33	DS-50	25.3712	\$68,861	EAST MIDLAND RD. SOUTH	401
100-024-200-070-00	4714 S TWO MILE RD	03/13/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$45,100	42.95	\$120,746	\$34,788	\$70,212	\$101,008	0.695	1,860	\$37.75	DS-50	20.2588	\$34,788	EAST MIDLAND RD. SOUTH	401
100-024-200-080-00	4724 S TWO MILE RD	05/24/19	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$62,400	40.13	\$164,585	\$44,600	\$110,900	\$140,993	0.787	1,616	\$68.63	DS-50	11.1136	\$44,600	EAST MIDLAND RD. SOUTH	401
100-024-200-170-01	2945 MIDLAND RD	11/19/21	\$166,000	OTH	03-ARM'S LENGTH	\$166,000	\$67,000	40.36	\$145,745	\$59,412	\$106,588	\$101,449	1.051	1,682	\$63.37	DS-50	15.2957	\$51,290	EAST MIDLAND RD. SOUTH	401
100-024-200-180-01	2943 MIDLAND RD	05/15/19	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$46,400	54.59	\$123,329	\$44,600	\$40,400	\$92,514	0.437	1,261	\$32.04	DS-50	46.1007	\$44,600	EAST MIDLAND RD. SOUTH	401
100-024-400-150-00	2976 MIDLAND RD	02/18/22	\$170,001	WD	03-ARM'S LENGTH	\$170,001	\$68,300	40.18	\$148,580	\$59,318	\$110,683	\$104,891	1.055	1,322	\$83.72	DS-50	15.7522	\$59,318	EAST MIDLAND RD. SOUTH	401
100-024-400-258-00	2777 E FISHER RD	06/14/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,400	37.44	\$147,334	\$44,600	\$135,400	\$120,722	1.122	1,380	\$98.12	DS-50	22.3890	\$44,600	EAST MIDLAND RD. SOUTH	401
100-024-400-260-02	4987 BAXMAN RD	09/23/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,600	47.25	\$192,813	\$44,600	\$115,400	\$174,163	0.663	1,754	\$65.79	DS-50	23.5103	\$44,600	EAST MIDLAND RD. SOUTH	401
100-024-400-360-00	4847 BAXMAN RD	07/09/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$57,800	43.79	\$123,688	\$58,872	\$73,128	\$76,165	0.960	1,256	\$58.22	DS-50	6.2432	\$58,872	EAST MIDLAND RD. SOUTH	401
100-024-400-370-00	4833 BAXMAN RD	03/04/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$117,200	29.30	\$265,213	\$72,697	\$327,303	\$226,223	1.447	1,732	\$188.97	DS-50	54.9114	\$58,872	EAST MIDLAND RD. SOUTH	401
100-025-100-140-00	5132 BAXMAN ROAD	04/13/20	\$121,900	WD	03-ARM'S LENGTH	\$121,900	\$69,000	56.60	\$161,238	\$44,205	\$77,695	\$137,524	0.565	2,028	\$38.31	DS-50	33.2744	\$37,910	EAST MIDLAND RD. SOUTH	401
100-025-100-160-00	5136 BAXMAN RD	12/18/20	\$159,650	WD	03-ARM'S LENGTH	\$159,650	\$51,100	32.01	\$141,693	\$53,562	\$106,088	\$103,562	1.024	1,487	\$71.34	DS-50	12.6694	\$46,384	EAST MIDLAND RD. SOUTH	401
100-025-200-110-00	5021 BAXMAN RD	08/28/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$36,700	29.36	\$94,206	\$44,600	\$80,400	\$58,291	1.379	1,130	\$71.15	DS-50	48.1577	\$44,600	EAST MIDLAND RD. SOUTH	401
100-025-200-150-00	2782 E FISHER RD	09/11/19	\$66,500	WD	03-ARM'S LENGTH	\$66,500	\$33,500	50.38	\$89,433	\$45,837	\$20,663	\$51,229	0.403	956	\$21.61	DS-50	49.4355	\$44,600	EAST MIDLAND RD. SOUTH	401
100-025-200-230-00	2858 E FISHER RD	03/06/20	\$162,450	WD	03-ARM'S LENGTH	\$162,450	\$74,400	45.80	\$188,130	\$47,935	\$114,515	\$164,741	0.695	1,812	\$63.20	DS-50	20.2580	\$39,248	EAST MIDLAND RD. SOUTH	401
100-025-200-250-02	5160 S TWO MILE RD	11/05/19	\$257,000	WD	33-TO BE DETERMINED	\$257,000	\$102,600	39.92	\$259,311	\$62,440	\$194,560	\$231,341	0.841	1,666	\$116.78	DS-50	5.6689	\$62,440	EAST MIDLAND RD. SOUTH	401
100-B07-000-001-00	2880 E FISHER RD	11/20/20	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$87,500	45.57	\$223,522	\$69,130	\$122,870	\$160,825	0.764	1,488	\$82.57	O/NCG	13.3702	\$69,130	EAST MIDLAND RD. SOUTH	401
100-B07-000-009-00	2968 E FISHER RD	07/02/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$97,900	48.95	\$253,406	\$44,600	\$155,400	\$217,506	0.714	1,670	\$93.05	O/NCG	18.3238	\$44,600	EAST MIDLAND RD. SOUTH	401
100-B07-000-011-00	2988 E FISHER RD	11/02/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$102,400	40.16	\$263,564	\$59,318	\$195,682	\$212,756	0.920	1,557	\$125.68	O/NCG	2.2048	\$59,318	EAST MIDLAND RD. SOUTH	401
100-B25-000-006-00	4715 MONITOR RD	06/11/21	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$45,300	52.37	\$98,406	\$33,450	\$53,050	\$67,663	0.784	1,008	\$52.63	O/NCG	11.3661	\$33,450	EAST MIDLAND RD. SOUTH	401
100-B25-000-011-00	4681 MONITOR RD	11/22/19	\$74,900	WD	03-ARM'S LENGTH	\$74,900	\$37,000	49.40	\$108,369	\$33,450	\$41,450	\$78,041	0.531	1,212	\$34.20	O/NCG	36.6566	\$33,450	EAST MIDLAND RD. SOUTH	401
100-B25-000-016-00	4641 MONITOR RD	01/08/21	\$147,750	WD	03-ARM'S LENGTH	\$147,750	\$44,000	29.78	\$110,604	\$42,580	\$105,170	\$70,858	1.484	932	\$112.84	O/NCG	58.6529	\$33,450	EAST MIDLAND RD. SOUTH	401
100-C20-000-002-00	4510 E CROSSROADS DR	08/03/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$118,300	40.10	\$309,646	\$79,676	\$215,324	\$239,303	0.900	1,788	\$120.43	NH/CG	0.2097	\$78,340	EAST MIDLAND RD. SOUTH	401
100-C20-000-003-00	2804 W CROSSROADS DR	11/22/21	\$386,684	WD	03-ARM'S LENGTH	\$386,684	\$27,200	7.03	\$320,651	\$52,839	\$333,845	\$278,681	1.198	2,049	\$162.93	NH/CG	30.0249	\$52,839	EAST MIDLAND RD. SOUTH	401
100-C20-000-004-00	2806 W CROSSROADS DR	10/14/20	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$88,500	31.27	\$370,825	\$50,301	\$232,699	\$333,532	0.698	2,074	\$112.20	NH/CG	20.0018	\$50,301	EAST MIDLAND RD. SOUTH	401
100-C20-000-010-00	2818 W CROSSROADS DR	06/28/19	\$249,500	WD	03-ARM'S LENGTH	\$249,500	\$122,600	49.14	\$316,077	\$75,366	\$174,134	\$250,480	0.695	1,785	\$97.55	NH/CG	20.2498	\$44,600	EAST MIDLAND RD. SOUTH	401
100-C20-000-012-00	2822 W CROSSROADS DR	07/27/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$124,300	42.86	\$277,597	\$57,005	\$232,995	\$229,544	1.015	1,550	\$150.32	NH/CG	11.7333	\$57,005	EAST MIDLAND RD. SOUTH	401
100-C20-000-027-00	4522 E CROSSROADS DR	12/13/19	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$103,800	42.80	\$275,902	\$44,600	\$197,900	\$240,689	0.822	1,995	\$99.20	NH/CG	7.5476	\$44,600	EAST MIDLAND RD. SOUTH	401
100-C20-000-027-00	4522 E CROSSROADS DR	04/14/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$122,600	46.26	\$275,902	\$44,600	\$220,400	\$240,689	0.916	1,995	\$110.48	NH/CG	1.8005	\$44,600	EAST MIDLAND RD. SOUTH	401
100-C20-000-038-00	4513 E CROSSROADS DR	04/29/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$134,500	41.38	\$303,502	\$46,311	\$278,689	\$267,629	1.041	1,892	\$147.30	NH/CG	14.3628	\$44,600	EAST MIDLAND RD. SOUTH	401
100-E10-000-010-00	2981 E FISHER RD	08/12/19	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$39,700	31.79	\$98,662	\$54,644	\$70,256	\$45,852	1.532	1,680	\$41.82	O/NCG	63.4532	\$54,644	EAST MIDLAND RD. SOUTH	401
100-024-400-150-00	2976 MIDLAND RD	01/15/20	\$101,000	WD	08-ESTATE	\$101,000	\$56,000	55.45	\$148,580	\$59,318	\$41,682	\$104,891	0.397	1,322	\$31.53	DS-50	50.0315	\$59,318	EAST MIDLAND RD. SOUTH	401
100-K05-000-026-00	4672 TWO MILE RD	11/12/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,500	38.00	\$144,140	\$45,546	\$79,454	\$102,702	0.774	1,576	\$50.41	O/NCG	12.4064	\$44,600	EAST MIDLAND RD. SOUTH	401
100-P06-000-007-00	2913 PEPPER BERRY DR	07/17/19	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$177,000	59.02	\$428,343	\$44,600	\$255,300	\$399,316	0.639	2,606	\$97.97	PEP-1	25.8357	\$44,600	EAST MIDLAND RD. SOUTH	401
100-P07-000-027-00	5260 PETAL BROOK DR	04/09/21	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$141,300	41.93	\$319,495	\$44,600	\$292,400	\$286,051	1.022	2,054	\$142.36	PEP-1	12.4496	\$44,600	EAST MIDLAND RD. SOUTH	401
100-P07-000-041-00	5257 PETAL BROOK DR	03/19/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$169,200	53.71	\$411,845	\$87,862	\$227,138	\$337,131	0.674	2,237	\$101.54	PEP-1	22.3962	\$87,862	EAST MIDLAND RD. SOUTH	401
100-P08-000-066-00	5199 QUEEN ANNES LANE	07/13/21	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$23,000	5.91	\$280,449	\$44,600	\$344,400	\$245,420	1.403	1,911	\$180.22	PEP-1	50.5607	\$44,600	EAST MIDLAND RD. SOUTH	401
100-S20-000-004-00	4806 DOREY DR	09/24/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,100	38.48	\$113,218	\$36,236	\$88,764	\$77,369	1.147	1,056	\$84.06	MA/CG	24.9584	\$35,680	EAST MIDLAND RD. SOUTH	401
100-S20-000-021-00	2866 STRIETER DR	08/02/19	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$41,300	35.91	\$126,687	\$33,450	\$81,550	\$93,706	0.870	1,310	\$62.25	MA/CG	2.7420	\$33,450	EAST MIDLAND RD. SOUTH	401
100-S20-000-034-00	4807 BONNIE DR	06/23/21	\$150,111	WD	03-ARM'S LENGTH	\$150,111	\$48,000	31.98	\$111,145	\$41,032	\$109,079	\$70,465	1.548	972	\$112.22	MA/CG	65.0281	\$41,032	EAST MIDLAND RD. SOUTH	401
100-S20-000-052-00	4905 DOREY DR	09/20/19	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$47,200	46.27	\$139,240	\$44,600	\$57,400	\$95,116	0.603	1,200	\$47.83	MA/CG	29.4223	\$44,600	EAST MIDLAND RD. SOUTH	401
100-S20-000-053-00	4895 DOREY DR	11/27/19	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$62,900	58.24	\$178,393	\$72,252	\$35,748	\$106,674	0.335	1,416	\$25.25	MA/CG	56.2586	\$72,252	EAST MIDLAND RD. SOUTH	401
Totals:			\$8,550,746			\$8,550,746	\$3,315,600		\$8,783,993		\$6,349,167	\$7,104,603			\$88.00		0.1700			
							Sale. Ratio =>	38.78					E.C.F. =>	0.896		Std. Deviat	0.3176453			
							Std. Dev. =>	11.27					Ave. E.C.F. =>	0.898		Ave. Varian	25.5347	Coefficient of Var=>		

2023 USED: 0.896 ECF