

ECF 2023 BRIAR HILLS, SCHAUMAN SUBDIVISIONS, EST MONITOR SUBS, SUBS NEW HOMES/CURB & GUTTER, PEPPERBERRY SUBS 2YR 4/01/2020 - 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 (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.			
100-B17-000-023-00	2201 REPPUHN DR	04/22/21	\$254,000	OTH	03-ARM'S LENGTH	\$254,000	\$114,800	45.20	\$256,464	\$51,333	\$202,667	\$221,524	0.915	1,512	\$134.04	NH/CG	6.4048	RANCH	\$51,333	WEST-175/M13	401	86			
100-B20-000-011-00	2038 CRESCENT DR	11/16/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$64,900	38.18	\$172,726	\$38,000	\$132,000	\$145,492	0.907	2,328	\$56.70	BRH	7.1662	RANCH	\$38,000	WEST-175/M13	401	45			
100-B22-000-045-00	4661 DAVID CT	04/02/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$101,900	42.64	\$224,447	\$45,729	\$193,271	\$193,000	1.001	2,622	\$73.71	BRH	2.2479	TRI LEVEL	\$44,000	WEST-175/M13	401	48			
100-B22-000-058-00	2070 REPPUHN DR	09/04/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$106,900	41.12	\$243,389	\$42,740	\$217,260	\$216,684	1.003	3,060	\$71.00	BRH	2.3735	CAPE COD	\$39,200	WEST-175/M13	401	55			
100-B23-000-060-00	4662 HERITAGE DR	08/10/21	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$97,700	32.24	\$215,297	\$52,000	\$251,000	\$176,347	1.423	2,521	\$99.56	NH/CG	44.4408	COLONIAL	\$52,000	WEST-175/M13	401	48			
100-B23-000-075-00	4664 HARMONY PLACE	03/18/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$90,800	39.48	\$205,744	\$46,194	\$183,806	\$172,300	1.067	2,274	\$80.83	NH/CG	8.7852	RANCH	\$44,400	WEST-175/M13	401	50			
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	\$277,383	\$55,788	\$239,212	\$239,303	1.000	1,788	\$133.79	NH/CG	2.0692	RANCH	\$54,452	EAST MIDLAND RD. SOUT	401	88			
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	\$343,814	\$34,963	\$248,037	\$333,532	0.744	2,074	\$119.59	NH/CG	23.5259	RANCH	\$34,963	EAST MIDLAND RD. SOUT	401	96			
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	\$252,180	\$39,622	\$250,378	\$229,544	1.091	1,550	\$161.53	NH/CG	11.1836	RANCH	\$39,622	EAST MIDLAND RD. SOUT	401	89			
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	\$253,878	\$31,000	\$234,000	\$240,689	0.972	1,995	\$117.29	NH/CG	0.6716	1 & 3/4 STORY	\$31,000	EAST MIDLAND RD. SOUT	401	87			
100-C20-000-036-00	4517 E CROSSROADS DR	06/30/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$18,400	46.00	\$334,234	\$31,000	\$9,000	\$327,467	0.027	3,824	\$2.35	NH/CG	95.1442	2ST/TRADITIONAL	\$31,000	EAST MIDLAND RD. SOUT	401	88			
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	\$280,535	\$32,711	\$292,289	\$267,629	1.092	1,892	\$154.49	NH/CG	11.3219	RANCH	\$31,000	EAST MIDLAND RD. SOUT	401	87			
100-H07-000-010-00	5437 LISA DR	06/30/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$106,900	36.87	\$236,533	\$60,862	\$229,038	\$189,710	1.207	1,530	\$149.70	NH/CG	22.8384	1 & 1/2 STORY	\$60,060	SALZBURG EUCLID, SEC. 3	401	78			
100-H08-000-015-00	5410 LISA DR	11/19/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$122,200	39.42	\$283,374	\$46,375	\$263,625	\$255,938	1.030	1,925	\$136.95	NH/CG	5.1107	RANCH	\$40,326	SALZBURG EUCLID, SEC. 3	401	86			
100-H08-000-019-00	5368 LISA DR	07/15/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$123,900	38.12	\$274,948	\$43,702	\$281,298	\$249,726	1.126	2,255	\$124.74	NH/CG	14.7503	RANCH	\$42,900	SALZBURG EUCLID, SEC. 3	401	70			
100-H20-000-017-00	2351 PEBBLE CREEK COURT	11/11/20	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$160,100	37.85	\$373,470	\$43,128	\$379,872	\$356,741	1.065	2,294	\$165.59	D/SUB	8.5915	RANCH	\$43,128	WEST-175/M13	401	96			
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	\$295,883	\$31,000	\$306,000	\$286,051	1.070	2,054	\$148.98	PEP-1	9.0815	COLONIAL	\$31,000	EAST MIDLAND RD. SOUT	401	87			
100-H20-000-031-00	4716 NORTH WEST VIEW DR	11/19/21	\$479,900	WD	03-ARM'S LENGTH	\$479,900	\$18,000	3.75	\$346,063	\$40,028	\$439,872	\$330,491	1.331	2,217	\$198.41	D/SUB	35.2038	1 & 1/2 STORY	\$40,028	WEST-175/M13	401	99			
100-P09-000-023-00	4756 PINE VIEW CT	08/14/20	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$103,500	36.70	\$248,136	\$25,000	\$257,000	\$240,968	1.067	1,867	\$137.65	NH/CG	8.7608	COLONIAL	\$25,000	MONITOR CONDOS	401	89			
100-R30-000-023-00	4754 BIRNBAUM DR	09/23/20	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$125,700	41.91	\$291,670	\$39,260	\$260,640	\$272,581	0.956	2,200	\$118.47	NH/CG	2.2733	COLONIAL	\$39,260	WEST-175/M13	401	85			
100-R30-000-035-00	2181 NIETHAMMER DR	08/03/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$160,000	44.44	\$357,923	\$58,515	\$301,485	\$323,335	0.932	2,102	\$143.43	NH/CG	4.6502	COLONIAL	\$49,312	WEST-175/M13	401	86			
100-R32-000-049-00	4785 SPITLER DR	08/03/21	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$137,400	42.15	\$307,144	\$44,572	\$281,428	\$283,555	0.992	2,232	\$126.09	NH/CG	1.3573	1 & 1/2 STORY	\$44,572	WEST-175/M13	401	85			
100-R32-000-054-00	2218 FERGUSON DR	09/23/20	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$128,300	47.54	\$299,547	\$43,241	\$226,659	\$276,788	0.819	1,640	\$138.21	NH/CG	16.0036	RANCH	\$43,241	WEST-175/M13	401	95			
100-R32-000-073-00	4768 BIRNBAUM DR	10/06/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$189,200	47.30	\$423,787	\$85,423	\$314,577	\$365,404	0.861	2,482	\$126.74	NH/CG	11.8023	COLONIAL	\$45,356	WEST-175/M13	401	86			
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	\$373,253	\$61,070	\$253,930	\$337,131	0.753	2,237	\$113.51	PEP-1	22.5716	RANCH	\$61,070	EAST MIDLAND RD. SOUT	401	84			
100-R32-000-055-00	2208 FERGUSON DR	03/19/21	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$146,300	47.04	\$340,646	\$44,457	\$266,543	\$319,859	0.833	2,176	\$122.49	NH/CG	14.5610	COLONIAL	\$36,884	WEST-175/M13	401	86			
100-R32-000-090-00	2165 JAIME DR	10/08/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$149,400	43.30	\$333,972	\$48,732	\$296,268	\$308,035	0.962	2,146	\$138.06	NH/CG	1.7124	COLONIAL	\$48,732	WEST-175/M13	401	87			
100-R32-000-113-00	2206 SATKOWIAK DR	08/14/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$114,000	36.77	\$264,586	\$40,079	\$269,921	\$242,448	1.113	1,980	\$136.32	NH/CG	13.4389	1 & 1/2 STORY	\$36,796	WEST-175/M13	401	88			
100-W16-000-014-00	5274 STILLWATER RD	11/05/21	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$131,900	35.66	\$309,637	\$69,400	\$300,500	\$259,435	1.158	2,150	\$139.77	NH/CG	17.9360	COLONIAL	\$69,400	MIDLAND ROAD SUBDIVIS	401	92			
100-W16-000-015-00	5272 STILLWATER RD	11/23/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$120,300	40.10	\$298,190	\$69,400	\$230,600	\$247,073	0.933	2,068	\$111.51	NH/CG	4.5600	COLONIAL	\$69,400	MIDLAND ROAD SUBDIVIS	401	88			
100-W17-000-047-00	3145 OAKBROOK ST	11/06/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$125,600	36.41	\$310,967	\$69,400	\$275,600	\$260,871	1.056	2,097	\$131.43	NH/CG	7.7534	COLONIAL	\$69,400	MIDLAND ROAD SUBDIVIS	401	91			
100-W17-000-054-00	3110 OAKBROOK ST	07/17/20	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$136,500	44.32	\$338,923	\$76,340	\$231,660	\$283,567	0.817	1,942	\$119.29	NH/CG	16.1976	RANCH	\$76,340	MIDLAND ROAD SUBDIVIS	401	92			
Totals:			\$9,660,500			\$9,660,500	\$3,793,300		\$9,368,743		\$8,119,436	\$8,453,217			\$122.88		1.8411								
									Sale. Ratio =>	39.27				E.C.F. =>	0.961				Std. Deviation=>	0.22895816					
									Std. Dev. =>	8.14				Ave. E.C.F. =>	0.979				Ave. Variance=>	14.2028	Coefficient of Var=>	14.50854801			

NOTE: PERFORMED 5-YR ECF ANALYSIS ON BRIAR HILLS - USED ECF .985 FOR 2023

2023 USED: .961 ECF