

ECF 2024 REINHARDT/GOETZ, SANDY ACRES/WESTHILLS, OLDER LIKE HOMES NO CURB/GUTTER, MONITOR FARM/S, MIDLAND ROAD 2YR 4/01/2021-3/31/2023

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
100-019-400-030-00	334 MIDLAND RD	07/16/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,200	44.27	\$80,258	\$7,674	\$67,326	\$74,369	0.905	992	\$67.87	RD-50	16.0166	\$7,674
100-021-200-150-00	1407 MIDLAND RD	08/24/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,100	42.48	\$150,084	\$24,688	\$140,312	\$128,480	1.092	1,710	\$82.05	RD-50	2.6632	\$24,688
100-021-300-120-01	4909 S FRASER RD	05/06/22	\$86,900	WD	03-ARM'S LENGTH	\$86,900	\$39,600	45.57	\$84,603	\$16,290	\$70,610	\$69,993	1.009	1,238	\$57.04	RD-50	5.6647	\$16,290
100-021-300-250-04	MIDLAND RD	05/20/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$74,700	53.36	\$173,035	\$51,040	\$88,960	\$124,995	0.712	1,295	\$68.69	RD-50	35.3755	\$41,388
100-021-300-310-00	1108 MIDLAND RD	05/20/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$74,700	53.36	\$173,035	\$51,040	\$88,960	\$124,995	0.712	1,295	\$68.69	RD-50	35.3755	\$41,388
100-021-400-110-04	1486 MIDLAND RD	08/10/22	\$265,500	WD	03-ARM'S LENGTH	\$265,500	\$102,600	38.64	\$217,099	\$47,604	\$217,896	\$173,663	1.255	2,077	\$104.91	RD-50	18.9242	\$42,815
100-022-100-100-03	1547 MIDLAND RD	04/16/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,300	46.05	\$246,649	\$22,035	\$197,965	\$230,137	0.860	1,792	\$110.47	RD-50	20.5260	\$15,204
100-022-100-120-01	1600 E NORTH UNION RD	11/23/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$226,200	40.39	\$545,791	\$148,243	\$411,757	\$407,324	1.011	2,750	\$149.73	RM-40	5.4581	\$111,180
100-023-100-050-00	2221 MIDLAND RD	04/29/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$61,400	51.17	\$132,450	\$23,355	\$96,645	\$111,778	0.865	1,352	\$71.48	RD-50	20.0846	\$16,616
100-F05-000-002-00	3282 E FISHER RD	07/14/22	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$64,100	31.65	\$135,178	\$36,963	\$165,537	\$100,630	1.645	1,380	\$119.95	O/NCG	57.9540	\$35,787
100-W10-000-011-00	5435 MAXINE CT	06/22/21	\$150,675	WD	03-ARM'S LENGTH	\$150,675	\$51,200	33.98	\$135,927	\$44,640	\$106,035	\$93,532	1.134	1,124	\$94.34	O/NCG	6.8215	\$44,640
100-023-400-240-00	4792 THREE MILE RD	03/02/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$44,000	31.43	\$96,429	\$13,865	\$126,135	\$84,594	1.491	1,154	\$109.30	RD-50	42.5594	\$13,865
100-023-100-240-12	4575 S FOUR MILE RD	05/19/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$82,800	42.46	\$360,652	\$61,799	\$133,201	\$298,853	0.446	4,165	\$31.98	MM-60	61.9757	\$49,269
100-020-200-110-01	987 MIDLAND RD	01/11/22	\$129,500	OTH	03-ARM'S LENGTH	\$129,500	\$42,900	33.13	\$106,467	\$18,607	\$110,893	\$90,020	1.232	1,396	\$79.44	RD-50	16.6400	\$18,607
100-G05-000-015-00	5442 ELMVIEW DR	11/29/21	\$195,000	OTH	03-ARM'S LENGTH	\$195,000	\$63,300	32.46	\$144,674	\$37,536	\$157,464	\$109,773	1.434	1,258	\$125.17	O/NCG	36.8993	\$37,536
100-021-300-290-00	1084 MIDLAND RD	12/27/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$31,700	33.72	\$77,129	\$7,457	\$86,543	\$71,385	1.212	572	\$151.30	RD-50	14.6873	\$7,457
100-021-200-160-00	1405 MIDLAND RD	06/17/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$86,400	36.77	\$185,993	\$24,363	\$210,637	\$165,605	1.272	1,951	\$107.96	RD-50	20.6464	\$24,363
100-G05-000-016-00	5432 ELMVIEW DR	03/23/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,200	35.13	\$131,235	\$38,877	\$121,123	\$94,629	1.280	1,135	\$106.72	O/NCG	21.4512	\$37,536
100-A10-000-005-00	4944 THREE MILE RD	02/02/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$53,700	34.65	\$108,769	\$35,000	\$120,000	\$75,583	1.588	1,224	\$98.04	O/NCG	52.2194	\$35,000
100-G10-000-021-00	2654 FAIRFIELD DR	03/01/23	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$66,200	35.80	\$155,964	\$48,900	\$136,000	\$109,697	1.240	1,380	\$98.55	O/NCG	17.4318	\$48,900
100-025-400-070-00	5439 BAXMAN RD	05/26/21	\$168,000	WD	08-ESTATE	\$168,000	\$65,000	38.69	\$191,055	\$56,235	\$111,765	\$138,135	0.809	1,936	\$57.73	/GOTZ	25.6366	\$56,235
100-034-100-080-00	1724 E SALZBURG RD	08/24/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$104,700	38.78	\$212,377	\$113,890	\$156,110	\$100,909	1.547	1,118	\$139.63	RM-40	48.1576	\$102,605
100-034-100-080-00	1724 E SALZBURG RD	11/30/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$104,700	38.78	\$212,377	\$113,890	\$156,110	\$100,909	1.547	1,118	\$139.63	RM-40	48.1576	\$102,605
100-B10-000-003-00	2987 BERTHIAUME DR	08/03/21	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$34,100	41.59	\$82,188	\$17,050	\$64,950	\$66,740	0.973	832	\$78.06	O/NCG	9.2281	\$17,050
100-B10-000-006-00	2973 BERTHIAUME DR	04/20/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$38,300	38.30	\$95,046	\$25,575	\$74,425	\$71,179	1.046	1,104	\$67.41	O/NCG	1.9865	\$25,575
100-B10-000-031-00	2992 BERTHIAUME DR	02/24/22	\$129,900	OTH	03-ARM'S LENGTH	\$129,900	\$60,700	46.73	\$150,302	\$41,603	\$88,297	\$111,372	0.793	1,610	\$54.84	O/NCG	27.2652	\$41,602
100-B15-000-014-00	5556 CHRISTYWAY CT	12/07/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$84,400	43.06	\$200,824	\$77,857	\$118,143	\$125,991	0.938	1,446	\$81.70	O/NCG	12.7753	\$72,480
100-B15-000-016-00	5530 CHRISTYWAY CT	10/22/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$67,000	41.88	\$176,445	\$59,810	\$100,190	\$119,503	0.838	1,914	\$52.35	O/NCG	22.7076	\$45,300
100-B25-000-006-00	4715 MONITOR RD	06/11/21	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$45,300	52.37	\$107,769	\$37,200	\$49,300	\$72,304	0.682	1,008	\$48.91	O/NCG	38.3624	\$37,200
100-C10-000-011-00	3463 CLOVER LANE	08/26/22	\$234,000	WD	08-ESTATE	\$234,000	\$102,900	43.97	\$216,613	\$45,300	\$188,700	\$175,526	1.075	2,300	\$82.04	O/NCG	0.9592	\$45,300
100-F05-000-003-01	3254 E FISHER RD	11/01/22	\$156,500	WD	03-ARM'S LENGTH	\$156,500	\$71,600	45.75	\$151,613	\$35,787	\$120,713	\$118,674	1.017	1,056	\$114.31	O/NCG	4.8284	\$35,787
100-G05-000-010-00	2694 FAIRFIELD DR	05/17/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,300	50.19	\$179,471	\$40,273	\$119,727	\$142,621	0.839	1,334	\$89.75	O/NCG	22.5987	\$40,273
100-G05-000-012-00	2714 FAIRFIELD DR	10/03/22	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$123,700	51.33	\$280,763	\$75,606	\$165,394	\$210,202	0.787	2,045	\$80.88	O/NCG	27.8630	\$40,273
100-G05-000-040-00	5417 ELMVIEW DR	08/26/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$85,700	47.61	\$189,511	\$40,751	\$139,249	\$152,418	0.914	1,377	\$101.12	O/NCG	15.1865	\$39,100
100-G15-000-006-00	3357 GRANDE CT	11/28/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$64,500	42.43	\$140,995	\$33,967	\$118,033	\$109,660	1.076	1,296	\$91.07	O/NCG	1.0891	\$27,180
100-H15-000-029-00	5420 HILLTOP DR	10/24/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$78,000	33.93	\$167,898	\$45,300	\$184,600	\$125,613	1.470	1,546	\$119.40	O/NCG	40.4132	\$45,300
100-G15-000-014-00	3414 GRANDE CT	04/01/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,300	39.48	\$115,646	\$32,390	\$102,610	\$85,303	1.203	1,121	\$91.53	O/NCG	13.7420	\$32,390
100-H05-000-005-00	5078 OAKHURST CT	11/29/22	\$155,111	WD	03-ARM'S LENGTH	\$155,111	\$77,900	50.22	\$175,392	\$77,010	\$78,101	\$100,801	0.775	1,490	\$52.42	O/NCG	29.0662	\$77,010
100-H10-000-003-00	40 CHRISTOPHER CT	09/16/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$50,900	46.27	\$114,557	\$30,754	\$79,246	\$85,864	0.923	932	\$85.03	O/NCG	14.2537	\$29,445
100-H10-000-011-00	5546 CHRISTOPHER CT	09/07/21	\$182,400	WD	03-ARM'S LENGTH	\$182,400	\$72,300	39.64	\$192,046	\$54,360	\$128,040	\$141,072	0.908	1,528	\$83.80	O/NCG	15.7841	\$54,360
100-H10-000-025-00	53 CHRISTOPHER CT	09/16/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$35,700	43.27	\$94,961	\$29,445	\$53,055	\$67,127	0.790	898	\$59.08	O/NCG	27.5097	\$29,445
100-K05-000-033-00	2914 W OHIO RD	09/30/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$70,600	36.21	\$189,312	\$79,310	\$115,690	\$112,707	1.026	1,454	\$79.57	O/NCG	3.8997	\$74,400
100-N05-000-015-00	5446 CHRISTENA RD	07/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$105,900	42.36	\$223,091	\$54,360	\$195,640	\$172,880	1.132	2,054	\$95.25	O/NCG	6.6187	\$54,360
100-021-300-070-01	4967 S FRASER RD	07/22/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$29,100	22.38	\$128,685	\$19,324	\$110,676	\$112,050	0.988	1,264	\$87.56	RD-50	7.7728	\$17,159
100-R05-000-014-00	5380 HARVEST CT	10/31/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,600	43.68	\$130,550	\$36,675	\$88,325	\$96,183	0.918	1,080	\$81.78	O/NCG	14.7167	\$36,675
100-R05-000-018-00	2819 SECURITY LANE	07/30/21	\$141,500	WD	03-ARM'S LENGTH	\$141,500	\$52,400	37.03	\$121,963	\$40,918	\$100,582	\$83,038	1.211	960	\$104.77	O/NCG	14.5814	\$34,230
100-R06-000-040-00	2795 SPORTSMAN CT	08/18/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$52,100	47.36	\$122,678	\$40,343	\$69,657	\$84,360	0.826	1,016	\$68.56	O/NCG	23.9749	\$39,120
100-S05-000-010-00	2094 KARL DR	03/10/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$50,500	37.41	\$134,155	\$50,361	\$84,639	\$85,855	0.986	1,008	\$83.97	O/NCG	7.9622	\$48,608
100-S05-000-015-00	2093 KARL DR	11/18/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$51,500	42.92	\$131,220	\$50,219	\$69,781	\$82,993	0.841	1,008	\$69.23	O/NCG	22.4657	\$48,608
100-S06-000-036-00	5431 SUNSHINE LANE	11/09/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$70,100	45.52	\$181,834	\$78,398	\$75,602	\$105,980	0.713	1,368	\$55.26	O/NCG	35.2100	\$74,400
100-S06-000-041-00	2081 KENNETH DR	08/26/22	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$72,500	35.89	\$164,538	\$51,991	\$150,009	\$115,315	1.301	1,444	\$103.88	O/NCG	23.5404	\$48,608
100-023-300-080-00	2238 MIDLAND RD	03/18/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$47,000	27.81	\$117,879	\$15,964	\$153,036	\$104,421	1.466	1,358	\$112.69	RD-50	40.0101	\$15,964
100-021-300-230-00	4777 S FRASER RD	04/06/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$19,900	24.27	\$72,782	\$8,217	\$73,783	\$66,153	1.115	813	\$90.75	RD-50	4.9880	\$8,217
100-025-400-270-00	5485 MICHAEL DR	06/11/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$55,400	22.61	\$140,788	\$36,675	\$208,325	\$106,673	1.953	1,950	\$106.83	/GOTZ	88.7464	\$36,675
100-S25-000-008-00	2910 STRIETER DR	09/3																

100-W11-000-046-00	5368 LORRAINE CT	07/28/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$64,900	39.33	\$165,050	\$42,160	\$122,840	\$125,912	0.976	1,340	\$91.67	O/NCG	8.9861	\$42,160
100-W11-000-047-00	5360 LORRAINE CT	08/13/21	\$128,350	WD	03-ARM'S LENGTH	\$128,350	\$59,500	46.36	\$150,409	\$42,160	\$86,190	\$110,911	0.777	2,124	\$40.58	O/NCG	28.8354	\$42,160
Totals:			\$9,756,536			\$9,756,536	\$3,905,300		\$9,348,592		\$7,168,370	\$6,919,317			\$88.51		2.0464	
								Sale. Ratio =>	40.03			E.C.F. =>	1.045	Std. Deviation 0.285641				
								Std. Dev. =>	7.21			Ave. E.C.F. =>	1.065	Ave. Variance: 22.3915 Coefficient of Var=>				

2024 USED: 1.045