

## 2026 CITY OF RICHMOND RESIDENTIAL ECF ANALYSIS

2 Year Sale Study 04/01/2023 thru 03/31/2025

ECF Area	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.	Building Style	Use Code	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
<b>4000 POUND ROAD</b>																							
4000	07-03-35-276-013	35410 POUND	09/15/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$90,600	34.85	\$248,150	\$58,741	\$201,259	\$166,148	1.211	1,939	\$103.80	1 STORY		\$52,011	No	POUND	401	55
4000	07-03-36-103-002	36170 POUND	08/29/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$103,600	40.63	\$212,060	\$61,279	\$193,721	\$132,264	1.465	1,107	\$175.00	1 STORY		\$58,773	No	POUND	401	47
				<b>Totals:</b>			<b>\$515,000</b>	<b>\$194,200</b>		<b>\$460,210</b>		<b>\$394,980</b>											
														E.C.F. =>			<b>1.324</b>						
														AVG E.C.F. =>			<b>1.338</b>						
<b>4005 OM, MM, MSDISON, KAREN, CANTER</b>																							
4005	07-03-36-301-019	36300 MADISON STREET	12/10/24	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$131,200	57.54	\$257,989	\$99,531	\$128,469	\$150,912	0.851	1,878	\$68.41	1 STORY		\$91,957	No	OM,MM,MAD,KAREN,CANT	401	45
4005	07-03-36-152-013	36247 MADISON STREET	12/22/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$113,500	40.54	\$252,675	\$67,973	\$212,027	\$175,907	1.205	1,161	\$182.62	1 STORY		\$64,833	No	OM,MM,MAD,KAREN,CANT	401	55
4005	07-03-35-427-007	35950 MADISON STREET	06/15/23	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$93,600	39.66	\$211,276	\$62,945	\$173,055	\$141,268	1.225	1,340	\$129.15	2 STORY		\$49,562	No	OM,MM,MAD,KAREN,CANT	401	57
4005	07-03-36-103-009	70494 KAREN STREET	11/15/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$102,500	41.84	\$232,473	\$57,306	\$187,694	\$166,826	1.125	1,040	\$180.48	1 STORY		\$42,843	No	OM,MM,MAD,KAREN,CANT	401	60
4005	07-03-36-102-004	70535 KAREN STREET	06/07/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,500	35.40	\$234,877	\$55,592	\$194,408	\$170,748	1.139	1,040	\$186.93	1 STORY		\$42,949	No	OM,MM,MAD,KAREN,CANT	401	62
4005	07-03-36-103-019	70435 CANTERBURY DRIVE	11/04/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$147,500	47.58	\$306,184	\$93,537	\$126,463	\$202,521	1.069	1,720	\$125.85	TRI-LEVEL		\$52,858	No	OM,MM,MAD,KAREN,CANT	401	65
4005	07-03-36-103-017	70495 CANTERBURY DRIVE	01/10/25	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$126,500	46.87	\$265,300	\$60,342	\$209,558	\$195,198	1.074	1,456	\$143.93	1 STORY		\$54,992	No	OM,MM,MAD,KAREN,CANT	401	68
4005	07-03-36-154-027	70217 CHAUCER DRIVE	06/12/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$130,600	50.23	\$274,187	\$69,698	\$199,302	\$194,751	0.977	1,608	\$118.35	1 1/2 STORY		\$60,571	No	OM,MM,MAD,KAREN,CANT	401	69
4005	07-03-36-152-003	70232 KAREN STREET	06/11/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$111,700	39.89	\$250,116	\$48,499	\$231,501	\$192,016	1.206	1,540	\$150.33	1 STORY		\$42,843	No	OM,MM,MAD,KAREN,CANT	401	70
				<b>Totals:</b>			<b>\$2,358,900</b>	<b>\$1,045,600</b>		<b>\$2,285,077</b>		<b>\$1,743,477</b>	<b>\$1,590,147</b>										
														E.C.F. =>			<b>1.096</b>						
														AVG E.C.F. =>			<b>1.097</b>						
<i>*ECF APPLIED TO 0%-70% GOOD*</i>																							
4005	07-03-36-154-009	70274 CANTERBURY DRIVE	05/03/24	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$128,800	45.03	\$269,875	\$57,808	\$228,192	\$201,969	1.130	1,986	\$114.90	BI-LEVEL		\$53,124	No	OM,MM,MAD,KAREN,CANT	401	71
4005	07-03-35-280-001	35459 PIERCE STREET	09/22/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$131,400	48.67	\$318,189	\$72,760	\$197,240	\$233,742	0.844	1,516	\$130.11	1 STORY		\$67,061	No	OM,MM,MAD,KAREN,CANT	401	80
4005	07-03-35-283-006	70226 BEEBE STREET	03/08/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$170,800	52.55	\$415,245	\$72,257	\$252,743	\$326,655	0.774	2,208	\$114.47	2 STORY		\$66,558	No	OM,MM,MAD,KAREN,CANT	401	80
4005	07-03-36-156-002	70283 CRYSTAL DRIVE	09/07/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$137,600	43.00	\$334,356	\$57,813	\$262,187	\$263,374	0.995	1,783	\$147.05	1 1/2 STORY		\$52,309	No	OM,MM,MAD,KAREN,CANT	401	80
4005	07-03-36-156-002	70283 CRYSTAL DRIVE	07/26/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$160,100	47.09	\$334,356	\$57,813	\$282,187	\$263,374	1.071	1,783	\$158.27	1 1/2 STORY		\$52,309	No	OM,MM,MAD,KAREN,CANT	401	80
4005	07-03-35-285-017	35774 ORCHARD LANE	03/05/25	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$173,200	49.49	\$358,312	\$69,703	\$280,297	\$274,866	1.020	1,500	\$186.86	1 STORY		\$56,649	No	OM,MM,MAD,KAREN,CANT	401	88
				<b>Totals:</b>			<b>\$1,891,000</b>	<b>\$901,900</b>		<b>\$2,030,333</b>		<b>\$1,502,846</b>	<b>\$1,563,980</b>										
														E.C.F. =>			<b>0.961</b>						
														AVG E.C.F. =>			<b>0.972</b>						
<i>*ECF APPLIED TO 71%-90% GOOD*</i>																							
4005	07-03-35-284-016	35615 ORCHARD LANE	12/27/24	\$391,000	WD	03-ARM'S LENGTH	\$391,000	\$182,700	46.73	\$381,543	\$66,809	\$324,191	\$299,747	1.082	1,606	\$201.86	1 STORY		\$57,144	No	OM,MM,MAD,KAREN,CANT	401	90
4005	07-03-35-285-016	35742 ORCHARD LANE	11/08/24	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$212,800	53.33	\$443,320	\$66,530	\$332,470	\$358,848	0.926	1,758	\$189.12	1 STORY		\$56,615	No	OM,MM,MAD,KAREN,CANT	401	93
4005	07-03-35-284-011	35793 ORCHARD LANE	09/18/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$77,700	22.20	\$372,568	\$60,232	\$289,768	\$297,463	0.974	1,563	\$185.39	1 STORY		\$60,232	No	OM,MM,MAD,KAREN,CANT	401	97
				<b>Totals:</b>			<b>\$1,140,000</b>	<b>\$473,200</b>		<b>\$1,197,431</b>		<b>\$946,429</b>	<b>\$956,057</b>										
														E.C.F. =>			<b>0.990</b>						
														AVG E.C.F. =>			<b>0.994</b>						
<i>*ECF APPLIED TO 91%-100% GOOD*</i>																							
<b>4010 E OF MAIN, N OF DIVISION</b>																							
4010	07-03-35-429-019	69725 STONE STREET	09/18/23	\$215,375	WD	03-ARM'S LENGTH	\$215,375	\$115,000	53.40	\$269,107	\$65,245	\$150,130	\$146,663	1.024	2,236	\$67.14	2 STORY		\$56,440	No	E OF MAIN, N OF DIVISION	401	45
4010	07-03-35-478-008	35981 MONROE STREET	07/12/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$106,400	36.07	\$284,348	\$44,061	\$250,939	\$158,480	1.583	1,683	\$149.10	1 1/4 STORY		\$41,118	No	E OF MAIN, N OF DIVISION	401	56
4010	07-03-36-354-003	69060 STONE STREET	10/19/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$108,300	52.83	\$258,729	\$46,249	\$158,751	\$152,863	1.039	1,328	\$119.54	1 STORY		\$46,249	No	E OF MAIN, N OF DIVISION	401	61
				<b>Totals:</b>			<b>\$715,375</b>	<b>\$329,700</b>		<b>\$792,184</b>		<b>\$559,820</b>	<b>\$458,006</b>										
														E.C.F. =>			<b>1.222</b>						
														AVG E.C.F. =>			<b>1.215</b>						
<b>4012 W OF MAIN, N OF DIVISION</b>																							
4012	07-03-35-377-004	35000 PARK STREET	07/26/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$136,500	41.36	\$307,505	\$95,271	\$234,729	\$168,440	1.394	2,482	\$94.57	2 STORY		\$94,826	No	W OF MAIN, N OF DIVISION	401	45
4012	07-03-35-403-008	35641 RIDGE STREET	12/30/24	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$83,200	44.26	\$185,741	\$50,941	\$137,059	\$106,984	1.281	1,382	\$99.17	1 1/2 STORY		\$49,955	No	W OF MAIN, N OF DIVISION	401	48
4012	07-03-35-405-005	69666 PARKER STREET	11/10/23	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$84,900	36.28	\$213,728	\$44,284	\$189,716	\$134,479	1.411	1,250	\$151.77	1 3/4 STORY		\$31,719	No	W OF MAIN, N OF DIVISION	401	62
4012	07-03-35-405-006	69650 PARKER STREET	07/30/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$132,400	44.15	\$299,324	\$53,824	\$246,076	\$194,841	1.263	1,872	\$131.45	2 STORY		\$48,793	No	W OF MAIN, N OF DIVISION	401	56
4012	07-03-35-407-004	35310 CHURCHILL STREET	08/09/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$89,600	45.95	\$200,481	\$51,909	\$143,091	\$117,914	1.214	1,206	\$118.65	1 3/4 STORY		\$49,038	No	W OF MAIN, N OF DIVISION	401	54
4012	07-03-35-407-015	69465 PARKER STREET	05/10/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$53,500	59.44	\$120,904	\$33,668	\$56,332	\$69,235	0.814	884	\$63.72	1+ STORY		\$31,425	No	W OF MAIN, N OF DIVISION	401	45
4012	07-03-35-453-009	35349 MONROE STREET	07/10/24	\$219,500	WD	03-ARM'S LENGTH	\$219,500	\$87,800	40.00	\$194,925	\$61,767	\$157,733	\$105,681	1.493	1,092	\$144.44	1 STORY		\$55,601	No	W OF MAIN, N OF DIVISION	401	55
				<b>Totals:</b>			<b>\$1,802,400</b>	<b>\$747,300</b>		<b>\$1,697,278</b>		<b>\$1,164,736</b>	<b>\$897,575</b>										
														E.C.F. =>			<b>1.298</b>						
														AVG E.C.F. =>			<b>1.267</b>						
<b>4015 MAIN ST RES, 31/33 MILE RES</b>																							
4015	07-06-01-326-002	67900 MAIN STREET	08/07/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$112,200	37.40	\$233,187	\$60,087	\$239,913	\$143,058	1.677	1,698	\$141.29	1 STORY		\$57,070	No	R MAIN STREET	401	45
4015	07-06-01-326-008	67816 MAIN STREET	10/23/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,300	41.15	\$185,285	\$53,405	\$146,595	\$108,992	1.345	1,524	\$96.19	1 3/4 STORY		\$48,823	No	R MAIN STREET	401	45
4015	07-06-01-426-019	67662 MAIN STREET	07/16/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$159,400	43.67	\$299,850	\$144,050	\$220,950	\$128,760	1.716	1,491	\$148.19	1 STORY		\$134,332	No	R MAIN STREET	401	45
4015	07-06-01-327-002	67899 MAIN STREET	10/12/23	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$93,900	43.27	\$206,214	\$53,145	\$163,855	\$126,503	1.295	1,356	\$120.84	1 1/2 STORY		\$45,943	No	R MAIN STREET	401	49
4015	07-03-35-426-005	69830 MAIN STREET	09/13/24	\$291,500	WD	03-ARM'S LENGTH	\$291,500	\$102,700	35.23	\$213,962	\$31,938	\$259,562	\$150,433	1.725									

AVG E.C.F. => 0.914

4020 S FOREST W OF RR																						
4020	07-06-01-102-001	68826 FOREST STREET	11/17/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$98,200	37.06	\$229,828	\$66,289	\$198,711	\$122,044	1.628	1,680	\$118.28	1 3/4 STORY	\$63,049	No	SOUTH FOREST	401	46
4020	07-06-01-158-008	36066 FRIDAY STREET	06/22/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$91,800	38.25	\$226,198	\$49,079	\$190,921	\$132,178	1.444	1,437	\$132.86	1 3/4 STORY	\$47,789	No	SOUTH FOREST	401	50
4020	07-06-01-159-001	68080 FOREST STREET	12/06/24	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$100,700	51.38	\$214,082	\$52,742	\$143,258	\$120,403	1.190	1,670	\$85.78	1 3/4 STORY	\$51,995	No	SOUTH FOREST	401	54
4020	07-06-01-304-009	67600 FOREST STREET	08/05/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$99,000	53.51	\$199,503	\$71,732	\$113,268	\$95,351	1.188	1,359	\$83.35	1 1/2 STORY	\$70,100	No	SOUTH FOREST	401	54
4020	07-06-01-304-011	67700 FOREST STREET	10/10/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$80,800	30.49	\$228,364	\$46,143	\$218,857	\$135,986	1.609	1,050	\$208.44	1 1/2 STORY	\$44,317	No	SOUTH FOREST	401	70
4020	07-06-02-228-003	35920 DIVISION	06/16/23	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$64,900	27.74	\$247,173	\$35,961	\$198,039	\$157,621	1.256	1,198	\$165.31	1+ STORY	\$30,354	No	SOUTH FOREST	401	64
4020	07-06-02-276-010	68231 FOREST STREET	07/10/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$119,600	39.21	\$318,462	\$86,734	\$218,266	\$172,931	1.262	1,523	\$143.31	1 STORY	\$78,262	No	SOUTH FOREST	401	50
4020	07-06-02-426-026	67883 FOREST STREET	04/03/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$123,300	45.67	\$332,668	\$50,016	\$219,984	\$210,934	1.043	1,232	\$178.56	1 STORY	\$43,086	No	SOUTH FOREST	401	97
<b>Totals:</b>				<b>\$1,960,000</b>			<b>\$1,960,000</b>	<b>\$778,300</b>		<b>\$1,996,278</b>		<b>\$1,501,304</b>	<b>\$1,147,449</b>									

E.C.F. => 1.308

AVG E.C.F. => 1.328

4025 CLARK, DIANE, RR, RHWOOD																						
4025	07-06-02-426-017	35621 RICHWOOD LANE	04/28/23	\$278,500	WD	03-ARM'S LENGTH	\$278,500	\$104,500	37.52	\$230,838	\$89,809	\$188,691	\$169,914	1.111	1,694	\$111.39	1 STORY	\$82,550	No	RR, CLARK, DIANE, RICH FOR, PINE	401	49
4025	07-06-02-426-005	35539 RICHWOOD LANE	04/24/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,400	46.56	\$266,765	\$88,757	\$161,243	\$214,467	0.752	2,028	\$79.51	2 STORY	\$79,375	No	RR, CLARK, DIANE, RICH FOR, PINE	401	54
4025	07-06-02-401-022	35501 RICHWOOD LANE	06/09/23	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$145,700	48.09	\$318,531	\$125,827	\$177,173	\$232,174	0.763	2,001	\$88.54	1 STORY	\$116,515	No	RR, CLARK, DIANE, RICH FOR, PINE	401	59
4025	07-06-02-401-010	35520 RICHWOOD LANE	08/24/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$131,000	35.41	\$292,825	\$92,462	\$277,538	\$241,401	1.150	2,275	\$121.99	1 3/4 STORY	\$77,077	No	RR, CLARK, DIANE, RICH FOR, PINE	401	61
4025	07-06-02-277-017	35698 CLARKSTON LANE	07/20/23	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$125,400	41.11	\$284,607	\$71,711	\$233,289	\$256,501	0.910	1,617	\$144.27	1 STORY	\$64,455	No	RR, CLARK, DIANE, RICH FOR, PINE	401	64
4025	07-06-02-277-015	35616 CLARKSTON LANE	01/22/25	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$134,000	45.42	\$285,373	\$72,159	\$222,841	\$256,884	0.867	1,492	\$149.36	1 STORY	\$64,455	No	RR, CLARK, DIANE, RICH FOR, PINE	401	65
4025	07-06-02-277-005	35669 CLARKSTON LANE	12/26/24	\$349,999	WD	03-ARM'S LENGTH	\$349,999	\$142,500	40.71	\$304,108	\$72,977	\$277,022	\$278,471	0.995	1,800	\$153.00	1 STORY	\$63,259	No	RR, CLARK, DIANE, RICH FOR, PINE	401	66
4025	07-06-02-426-024	35547 RICHWOOD LANE	06/23/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$123,000	38.44	\$276,349	\$83,547	\$236,453	\$232,292	1.018	1,890	\$125.11	1 3/4 STORY	\$69,833	No	RR, CLARK, DIANE, RICH FOR, PINE	401	67
4025	07-06-02-428-007	35887 DIANE LANE	01/26/24	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$132,600	43.62	\$299,623	\$83,778	\$220,222	\$260,054	0.847	1,542	\$142.82	1 STORY	\$71,490	No	RR, CLARK, DIANE, RICH FOR, PINE	401	68
4025	07-06-02-429-010	35544 DIANE LANE	11/14/23	\$508,000	WD	03-ARM'S LENGTH	\$508,000	\$228,600	45.00	\$525,782	\$113,499	\$394,501	\$496,727	0.794	2,651	\$148.81	1 STORY	\$90,025	No	RR, CLARK, DIANE, RICH FOR, PINE	401	71
4025	07-06-01-308-033	67799 GEORGE DRIVE	07/11/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$124,500	38.91	\$286,836	\$58,645	\$261,355	\$274,929	0.951	1,508	\$173.31	2 STORY	\$51,648	No	RR, CLARK, DIANE, RICH FOR, PINE	401	74
4025	07-06-01-327-034	67704 GEORGE DRIVE	05/16/23	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$123,200	37.34	\$283,168	\$64,419	\$265,481	\$263,553	1.007	1,646	\$161.29	2 STORY	\$48,693	No	RR, CLARK, DIANE, RICH FOR, PINE	401	74
4025	07-06-01-327-032	36630 AMANDA COURT	10/24/24	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$128,100	40.04	\$272,982	\$70,286	\$249,614	\$244,212	1.022	1,780	\$140.23	1 1/4 STORY	\$64,257	No	RR, CLARK, DIANE, RICH FOR, PINE	401	75
4025	07-06-02-425-001	35523 WOODSIDE DRIVE	02/15/25	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$239,000	62.08	\$512,504	\$79,660	\$305,340	\$521,499	0.586	3,632	\$84.07	2 STORY	\$65,171	No	RR, CLARK, DIANE, RICH FOR, PINE	401	76
4025	07-06-02-425-002	35567 WOODSIDE DRIVE	08/25/23	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$165,000	42.31	\$381,393	\$74,235	\$315,765	\$370,070	0.853	1,921	\$164.38	1 STORY	\$65,171	No	RR, CLARK, DIANE, RICH FOR, PINE	401	76
4025	07-06-02-425-002	35567 WOODSIDE DRIVE	04/25/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$177,100	41.19	\$381,393	\$74,235	\$355,765	\$370,070	0.961	1,921	\$185.20	1 STORY	\$65,171	No	RR, CLARK, DIANE, RICH FOR, PINE	401	76
4025	07-06-02-426-041	67799 LEELANE COURT	07/24/23	\$336,500	PTA	03-ARM'S LENGTH	\$336,500	\$193,100	57.38	\$449,156	\$78,145	\$258,355	\$447,001	0.578	2,560	\$100.92	1 STORY	\$65,583	No	RR, CLARK, DIANE, RICH FOR, PINE	401	77
4025	07-06-02-425-006	35711 WOODSIDE DRIVE	10/17/24	\$437,500	WD	03-ARM'S LENGTH	\$437,500	\$210,100	48.02	\$453,274	\$84,847	\$352,653	\$443,888	0.794	2,289	\$156.06	2 STORY	\$65,171	No	RR, CLARK, DIANE, RICH FOR, PINE	401	77
4025	07-06-02-426-040	67808 LEELANE COURT	05/19/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$205,200	44.13	\$478,188	\$78,210	\$386,790	\$481,901	0.803	2,677	\$144.49	1 1/2 STORY	\$68,588	No	RR, CLARK, DIANE, RICH FOR, PINE	401	77
4025	07-06-02-425-009	35825 WOODSIDE DRIVE	12/18/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$206,700	46.98	\$455,878	\$82,959	\$357,041	\$481,134	0.742	2,168	\$164.69	1 STORY	\$59,636	No	RR, CLARK, DIANE, RICH FOR, PINE	401	79
<b>Totals:</b>				<b>\$7,137,299</b>			<b>\$7,137,299</b>	<b>\$3,155,700</b>		<b>\$7,065,995</b>		<b>\$5,497,132</b>	<b>\$6,537,142</b>									

E.C.F. => 0.841

AVG E.C.F. => 0.875

4030 WEST RICHMOND SITE CONDO																						
4030	07-06-02-405-018	35133 WOODSIDE DRIVE	07/14/23	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$238,900	47.79	\$508,323	\$47,231	\$452,669	\$447,662	1.011	2,018	\$224.32	1 STORY	\$47,231	No	RR, CLARK, DIANE, RICH FOR, PINE	407	96
4030	07-06-02-405-025	67826 MADELINE STREET	04/26/24	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$214,500	39.36	\$482,773	\$52,944	\$492,056	\$417,310	1.179	2,010	\$244.80	1 STORY	\$52,944	No	RR, CLARK, DIANE, RICH FOR, PINE	407	98
4030	07-06-02-405-044	67831 MADELINE STREET	08/14/24	\$489,900	WD	03-ARM'S LENGTH	\$489,900	\$223,800	45.68	\$482,115	\$50,486	\$439,414	\$419,057	1.049	2,646	\$166.07	2 STORY	\$50,486	No	RR, CLARK, DIANE, RICH FOR, PINE	407	97
4030	07-06-02-405-053	67636 ASHLEY AVENUE	11/03/23	\$499,000	PTA	24-PARTIAL ASSESSM	\$499,000	\$126,300	25.31	\$522,369	\$65,419	\$433,581	\$443,641	0.977	2,519	\$172.12	2 STORY	\$65,419	No	RR, CLARK, DIANE, RICH FOR, PINE	407	97
4030	07-06-02-405-052	67660 ASHLEY AVENUE	07/24/23	\$444,900	PTA	03-ARM'S LENGTH	\$444,900	\$167,500	37.65	\$455,878	\$65,419	\$379,481	\$379,086	1.001	1,877	\$202.17	1 STORY	\$65,419	No	RR, CLARK, DIANE, RICH FOR, PINE	407	97
<b>Totals:</b>				<b>\$3,573,700</b>			<b>\$3,573,700</b>	<b>\$1,367,200</b>		<b>\$3,366,553</b>		<b>\$2,197,201</b>	<b>\$2,106,756</b>									

E.C.F. => 1.043

AVG E.C.F. => 1.043

4035 S OF DIVISION, E OF RR																						
4035	07-06-01-127-024	68859 HOWARD STREET	12/23/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$95,700	41.61	\$187,547	\$47,726	\$182,274	\$112,759	1.616	984	\$185.24	1 STORY	\$45,566	No	NORTH HOWARD STREET	401	63
4035	07-06-01-127-033	68305 HOWARD STREET	03/04/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,100	41.05	\$183,899	\$39,296	\$160,704	\$116,615	1.378	1,410	\$113.97	1 3/4 STORY	\$35,327	No	NORTH HOWARD STREET	401	55
4035	07-06-01-128-013	68970 HOWARD STREET	01/30/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,300	42.97	\$129,538	\$64,343	\$80,657	\$52,577	1.534	600	\$134.43	1 STORY	\$64,343	No	NORTH HOWARD STREET	401	45
4035	07-06-01-177-002	68416 HOWARD STREET	01/17/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$94,500	41.09	\$184,468	\$54,898	\$175,102	\$104,492	1.676	1,064	\$164.57	1 STORY	\$50,121	No	NORTH HOWARD STREET	401	50
4035	07-06-01-177-006	68256 HOWARD STREET	08/14/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$93,800	39.91	\$187,213	\$37,622	\$197,378	\$120,638	1.636	1,040	\$189.79	1 STORY	\$36,080	No	NORTH HOWARD STREET	401	49
4035	07-06-01-177-011	68271 MARY STREET	09/20/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$95,600	41.57	\$193,637	\$39,209	\$190,791	\$124,539	1.532	1,384	\$137.85	1 STORY	\$33,226	No	MARY STREET	401	50
4035	07-06-01-178-007	68228 MARY STREET	06/17/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$98,														

4100	07-03-35-127-048	34674 CHERRY HILL LANE	12/06/24	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$139,900	40.20	\$297,916	\$42,036	\$305,964	\$281,187	1.088	1,924	\$159.02	1 1/2 STORY	RES CONDC	\$38,793	No	SWAN CREEK SINGLE FAMILY HC	407	74
4100	07-03-35-127-050	34689 GOLDEN OAK LANE	01/29/25	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$144,400	43.76	\$284,940	\$49,794	\$280,206	\$258,402	1.084	1,988	\$140.95	2 STORY	RES CONDC	\$46,551	No	SWAN CREEK SINGLE FAMILY HC	407	74
4100	07-03-35-128-026	70298 SUNNY BROOK LANE	04/01/24	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$128,400	43.54	\$259,065	\$42,050	\$252,850	\$238,478	1.060	1,535	\$164.72	1 STORY	RES CONDC	\$38,544	No	SWAN CREEK SINGLE FAMILY HC	407	80
4100	07-03-35-128-027	70274 SUNNY BROOK LANE	05/20/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$150,000	45.45	\$309,149	\$41,965	\$288,035	\$293,609	0.981	1,673	\$172.17	1 STORY	RES CONDC	\$38,459	No	SWAN CREEK SINGLE FAMILY HC	407	80
4100	07-03-35-129-029	70219 SUNNY BROOK LANE	02/11/25	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$150,000	43.35	\$322,410	\$51,120	\$294,880	\$298,121	0.989	2,176	\$135.51	1 1/2 STORY	RES CONDC	\$46,204	No	SWAN CREEK SINGLE FAMILY HC	407	78
4100	07-03-35-129-030	34669 PINE VALLEY	06/27/23	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$136,600	42.82	\$300,332	\$51,210	\$267,790	\$273,760	0.978	1,468	\$182.42	1 STORY	RES CONDC	\$38,793	No	SWAN CREEK SINGLE FAMILY HC	407	78
4100	07-03-35-129-031	34649 PINE VALLEY	10/16/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$116,600	40.21	\$248,936	\$42,168	\$247,832	\$227,218	1.091	1,491	\$166.22	1 STORY	RES CONDC	\$38,793	No	SWAN CREEK SINGLE FAMILY HC	407	77
4100	07-03-35-129-036	34632 PINE VALLEY	08/30/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$132,500	42.06	\$293,915	\$44,805	\$270,195	\$273,747	0.987	1,461	\$184.94	1 STORY	RES CONDC	\$38,793	No	SWAN CREEK SINGLE FAMILY HC	407	78
4100	07-03-35-129-038	34678 PINE VALLEY	11/27/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$122,400	37.66	\$263,603	\$44,469	\$280,531	\$240,807	1.165	1,250	\$224.42	1 STORY	RES CONDC	\$38,793	No	SWAN CREEK SINGLE FAMILY HC	407	78
4100	07-03-35-129-042	34659 CEDAR RIDGE	06/13/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$121,500	40.50	\$271,736	\$44,224	\$255,776	\$250,013	1.023	1,491	\$171.55	1 STORY	RES CONDC	\$38,793	No	SWAN CREEK SINGLE FAMILY HC	407	79

Totals: \$5,255,400 \$5,255,400 \$2,265,100 \$4,818,718 \$4,490,976 \$4,455,268

E.C.F. =>

AVG E.C.F. =>

1.008  
1.013

4105 SWAN CREEK CONDO

4105	07-03-35-101-007	34874 MAPLEWOOD LANE	05/25/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,200	47.28	\$252,579	\$36,983	\$213,017	\$234,343	0.909	1,386	\$153.69	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	69
4105	07-03-35-101-008	34856 MAPLEWOOD LANE	03/31/25	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$118,000	41.84	\$234,532	\$36,983	\$245,017	\$214,727	1.141	1,386	\$176.78	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	68
4105	07-03-35-101-024	34916 PHEASANT RIDGE	11/17/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$118,000	45.38	\$252,017	\$36,983	\$223,017	\$233,733	0.954	1,386	\$160.91	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	69
4105	07-03-35-101-033	34843 MEADOWLARK LANE	05/23/23	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$98,300	42.19	\$205,320	\$36,983	\$196,017	\$182,975	1.071	1,386	\$141.43	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	69
4105	07-03-35-101-034	34853 MEADOWLARK LANE	07/10/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$108,700	45.86	\$229,906	\$36,983	\$200,017	\$209,699	0.954	1,386	\$144.31	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	69
4105	07-03-35-101-034	34853 MEADOWLARK LANE	04/26/24	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$114,600	41.52	\$229,906	\$36,983	\$239,017	\$209,699	1.140	1,386	\$172.45	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	69
4105	07-03-35-101-037	34901 MEADOWLARK LANE	07/09/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$105,400	43.02	\$209,597	\$36,983	\$208,017	\$187,624	1.109	1,386	\$150.08	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	69
4105	07-03-35-101-055	34875 WIND SONG LANE	10/02/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$100,300	42.68	\$210,266	\$36,983	\$198,017	\$188,351	1.051	1,386	\$142.87	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	70
4105	07-03-35-101-064	34942 WIND SONG LANE	11/09/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$100,700	43.78	\$211,034	\$36,983	\$193,017	\$189,186	1.020	1,386	\$139.26	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	70
4105	07-03-35-101-066	34912 WIND SONG LANE	07/05/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$115,500	41.25	\$246,221	\$36,983	\$243,017	\$227,433	1.069	1,386	\$175.34	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	70
4105	07-03-35-101-068	34884 WIND SONG LANE	05/20/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$106,000	43.27	\$211,034	\$36,983	\$208,017	\$189,186	1.100	1,386	\$150.08	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	70
4105	07-03-35-101-072	34798 WIND SONG LANE	06/14/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$121,400	44.15	\$260,231	\$36,983	\$238,017	\$242,661	0.981	1,386	\$171.73	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	70
4105	07-03-35-204-006	34879 MOURNING DOVE LANI	05/08/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$119,500	50.85	\$255,821	\$36,983	\$198,017	\$237,867	0.832	1,451	\$136.47	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	72
4105	07-03-35-204-011	34963 MOURNING DOVE LANI	09/12/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$121,700	48.29	\$261,083	\$36,983	\$215,017	\$243,587	0.883	1,451	\$148.19	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	72
4105	07-03-35-204-024	34862 MOURNING DOVE LANI	11/25/24	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$124,000	44.30	\$250,649	\$38,825	\$241,075	\$230,243	1.047	1,451	\$166.14	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	72
4105	07-03-35-204-027	34818 MOURNING DOVE LANI	09/15/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$107,500	42.16	\$227,287	\$36,983	\$218,017	\$206,852	1.054	1,451	\$150.25	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	72
4105	07-03-35-205-006	34905 SWAN CREEK BLVD	07/08/24	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$128,900	48.83	\$261,756	\$36,983	\$227,017	\$244,318	0.929	1,451	\$156.46	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	74
4105	07-03-35-205-024	34898 SWAN CREEK BLVD	06/26/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$121,900	46.88	\$261,756	\$36,983	\$227,017	\$244,318	0.913	1,451	\$153.70	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	74
4105	07-03-35-205-029	34821 PARTRIDGE CROSSING	04/10/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$129,500	48.87	\$263,216	\$36,983	\$228,017	\$245,905	0.927	1,451	\$157.14	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	75
4105	07-03-35-205-039	34965 PARTRIDGE CROSSING	11/04/24	\$255,900	WD	03-ARM'S LENGTH	\$255,900	\$116,900	45.68	\$235,323	\$36,983	\$218,917	\$215,587	1.015	1,451	\$150.87	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	75
4105	07-03-35-205-049	34942 PARTRIDGE CROSSING	04/25/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$111,900	50.86	\$237,991	\$36,983	\$183,017	\$218,487	0.838	1,451	\$126.13	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	76
4105	07-03-35-205-057	34797 QUAIL TRAIL	06/06/24	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$137,100	47.11	\$279,967	\$36,983	\$254,017	\$264,113	0.962	1,451	\$175.06	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	76
4105	07-03-35-205-065	34941 QUAIL TRAIL	03/11/24	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$124,700	47.98	\$268,448	\$36,983	\$222,917	\$251,592	0.886	1,451	\$153.63	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	77
4105	07-03-35-205-068	34993 QUAIL TRAIL	12/13/24	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$135,200	51.21	\$275,733	\$36,983	\$227,017	\$259,511	0.875	1,451	\$156.46	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	77
4105	07-03-35-205-073	34992 QUAIL TRAIL	02/19/25	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$138,800	49.57	\$280,559	\$36,983	\$243,017	\$264,757	0.918	1,451	\$167.48	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	76
4105	07-03-35-205-083	34822 QUAIL TRAIL	07/25/23	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$120,900	46.15	\$259,409	\$36,983	\$225,017	\$241,767	0.931	1,451	\$155.08	1 STORY	RES DUPLI	\$36,983	No	SWAN CREEK CONDOS	407	76

Totals: \$6,691,700 \$6,691,700 \$3,063,600 \$6,371,641 \$5,728,300 \$5,878,523

E.C.F. =>

AVG E.C.F. =>

0.974  
0.981

4110 CONDOMINIUMS

4110	07-06-01-182-007	68414 ROSEWOOD LANE	04/03/24	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$74,200	42.64	\$144,786	\$22,154	\$151,846	\$123,871	1.226	924	\$164.34	2 STORY	RES CONDC	\$22,154	No	ROSEWOOD CONDOMINIUMS	407	63
4110	07-06-01-182-008	68416 ROSEWOOD LANE	05/02/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$54,800	42.15	\$132,223	\$22,154	\$107,846	\$111,181	0.970	1,035	\$104.20	1 STORY	RES CONDC	\$22,154	No	ROSEWOOD CONDOMINIUMS	407	63
4110	07-06-01-182-033	36891 OAKWOOD LANE	09/08/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$66,500	49.26	\$146,950	\$22,154	\$112,846	\$126,057	0.895	1,012	\$111.51	1 STORY	RES CONDC	\$22,154	No	ROSEWOOD CONDOMINIUMS	407	63
4110	07-06-01-182-045	68260 ROSEWOOD LANE	04/30/24	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$81,600	50.37	\$162,494	\$22,154	\$139,846	\$141,758	0.987	1,012	\$138.19	1 STORY	RES CONDC	\$22,154	No	ROSEWOOD CONDOMINIUMS	407	64
4110	07-06-01-182-065	36831 LAKEVIEW LANE	06/14/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$89,400	49.67	\$181,215	\$22,154	\$156,846	\$160,668	0.982	1,012	\$155.97	1 STORY	RES CONDC	\$22,154	No	ROSEWOOD CONDOMINIUMS	407	64
4110	07-06-01-182-082	68452 SEYMOUR STREET	06/25/24	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$73,800	45.56	\$143,882	\$22,154	\$139,846	\$122,958	1.137	924	\$151.35	2 STORY	RES CONDC	\$22,154	No	ROSEWOOD CONDOMINIUMS	407	64
4110	07-06-01-182-098	68400 SEYMOUR STREET	09/09/24	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$70,500	41.23	\$135,968	\$22,154	\$148,846	\$114,964	1.295	924	\$161.09	2 STORY	RES CONDC	\$22,154	No	ROSEWOOD CONDOMINIUMS	407	66
4110	07-06-01-182-110	68072 ROSEWOOD LANE	11/13/23	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$66,500	44.04	\$135,578	\$22,154	\$128,846	\$114,570	1.125	924	\$139.44	2 STORY	RES CONDC	\$22,154	No	ROSEWOOD CONDOMINIUMS	407	66
4110	07-06-01-182-112	68076 ROSEWOOD LANE	10/20/23	\$153,000	PTA	03-ARM'S LENGTH	\$153,000	\$56,700	37.06														

4121	07-06-01-427-024	37703 LILAC LANE	09/17/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$141,600	35.85	\$307,730	\$58,956	\$336,044	\$282,698	1.189	1,620	\$207.43	1 STORY	RES CONDC	\$56,012	No	LAKE ANGELA ESTATES & GOLDI	407	73	
4121	07-06-01-427-028	67839 PINWOOD LANE	06/27/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$167,300	43.45	\$336,730	\$92,033	\$297,967	\$278,065	1.054	2,030	\$144.32	1 STORY	RES CONDC	\$55,280	No	LAKE ANGELA ESTATES & GOLDI	407	70	
4121	07-06-01-427-031	67876 WILD ROSE CIRCLE	10/01/24	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$199,200	46.00	\$403,555	\$93,195	\$339,805	\$352,682	0.963	2,216	\$153.34	2 STORY	RES CONDC	\$80,635	No	LAKE ANGELA ESTATES & GOLDI	407	78	
4121	07-06-01-427-038	37650 MULBERRY LANE	11/03/23	\$309,000	PTA	03-ARM'S LENGTH	\$309,000	\$135,900	43.98	\$314,947	\$90,264	\$218,736	\$255,322	0.857	1,859	\$117.66	2 STORY	RES CONDC	\$71,922	No	LAKE ANGELA ESTATES & GOLDI	407	71	
4121	07-06-01-427-044	37725 HUMMINGBIRD LANE	07/07/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$133,600	35.16	\$373,137	\$63,919	\$316,081	\$351,384	0.900	1,798	\$175.80	1 STORY	RES CONDC	\$59,400	No	LAKE ANGELA ESTATES & GOLDI	407	72	
<b>Totals:</b>				<b>\$2,347,000</b>			<b>\$2,347,000</b>	<b>\$981,800</b>		<b>\$2,187,141</b>		<b>\$1,856,205</b>	<b>\$1,927,666</b>											

E.C.F. => **0.963**  
AVG E.C.F. => **0.971**

<b>4125 STOECKER LANE</b>																								
4125	07-06-01-308-033	67799 GEORGE DRIVE	07/11/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$124,500	38.91	\$286,836	\$58,645	\$261,355	\$274,929	0.951	1,508	\$173.31	2 STORY		\$51,648	No	RR,CLARK,DIANE,RICH FOR,PINE	401	74	
4125	07-06-01-327-032	36630 AMANDA COURT	10/24/24	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$128,100	40.04	\$272,982	\$70,286	\$249,614	\$244,212	1.022	1,780	\$140.23	1 1/4 STORY		\$64,257	No	RR,CLARK,DIANE,RICH FOR,PINE	401	75	
4125	07-06-01-327-034	67704 GEORGE DRIVE	05/16/23	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$123,200	37.34	\$283,168	\$64,419	\$265,481	\$263,553	1.007	1,646	\$161.29	2 STORY		\$48,693	No	RR,CLARK,DIANE,RICH FOR,PINE	401	74	
4125	07-06-02-277-005	35669 CLARKSTON LANE	12/26/24	\$349,999	WD	03-ARM'S LENGTH	\$349,999	\$142,500	40.71	\$304,108	\$72,977	\$277,022	\$278,471	0.995	1,800	\$153.90	1 STORY		\$63,259	No	RR,CLARK,DIANE,RICH FOR,PINE	401	66	
4125	07-06-02-277-015	35616 CLARKSTON LANE	01/22/25	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$134,000	45.42	\$285,373	\$72,159	\$222,841	\$256,884	0.867	1,492	\$149.36	1 STORY		\$64,455	No	RR,CLARK,DIANE,RICH FOR,PINE	401	65	
4125	07-06-02-277-017	35698 CLARKSTON LANE	07/20/23	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$125,400	41.11	\$284,607	\$71,711	\$233,289	\$256,501	0.910	1,617	\$144.27	1 STORY		\$64,455	No	RR,CLARK,DIANE,RICH FOR,PINE	401	64	
4125	07-06-02-401-010	35520 RICHWOOD LANE	08/24/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$131,000	35.41	\$292,825	\$92,462	\$277,538	\$241,401	1.150	2,275	\$121.99	1 3/4 STORY		\$77,077	No	RR,CLARK,DIANE,RICH FOR,PINE	401	61	
4125	07-06-02-401-022	35501 RICHWOOD LANE	06/09/23	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$145,700	48.09	\$318,531	\$125,827	\$177,173	\$232,174	0.763	2,001	\$88.54	1 STORY		\$116,515	No	RR,CLARK,DIANE,RICH FOR,PINE	401	59	
4125	07-06-02-425-001	35523 WOODSIDE DRIVE	02/15/25	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$239,000	62.08	\$512,504	\$79,660	\$305,340	\$521,499	0.586	3,632	\$84.07	2 STORY		\$65,171	No	RR,CLARK,DIANE,RICH FOR,PINE	401	76	
4125	07-06-02-425-002	35567 WOODSIDE DRIVE	08/25/23	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$165,000	42.31	\$381,393	\$74,235	\$315,765	\$370,070	0.853	1,921	\$164.38	1 STORY		\$65,171	No	RR,CLARK,DIANE,RICH FOR,PINE	401	76	
4125	07-06-02-425-002	35567 WOODSIDE DRIVE	04/25/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$177,100	41.19	\$381,393	\$74,235	\$355,765	\$370,070	0.961	1,921	\$185.20	1 STORY		\$65,171	No	RR,CLARK,DIANE,RICH FOR,PINE	401	76	
4125	07-06-02-425-006	35711 WOODSIDE DRIVE	10/17/24	\$437,500	WD	03-ARM'S LENGTH	\$437,500	\$210,100	48.02	\$453,274	\$84,847	\$352,653	\$443,888	0.794	2,289	\$156.06	2 STORY		\$65,171	No	RR,CLARK,DIANE,RICH FOR,PINE	401	77	
4125	07-06-02-425-009	35825 WOODSIDE DRIVE	12/18/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$206,700	46.98	\$482,300	\$82,959	\$357,041	\$481,134	0.742	2,168	\$164.69	1 STORY		\$59,636	No	RR,CLARK,DIANE,RICH FOR,PINE	401	79	
4125	07-06-02-426-005	35539 RICHWOOD LANE	04/24/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,400	46.56	\$266,765	\$88,757	\$161,243	\$214,467	0.752	2,028	\$79.51	2 STORY		\$79,375	No	RR,CLARK,DIANE,RICH FOR,PINE	401	54	
4125	07-06-02-426-017	35621 RICHWOOD LANE	04/28/23	\$278,500	WD	03-ARM'S LENGTH	\$278,500	\$104,500	37.52	\$230,838	\$89,809	\$188,691	\$169,914	1.111	1,694	\$111.39	1 STORY		\$82,550	No	RR,CLARK,DIANE,RICH FOR,PINE	401	49	
4125	07-06-02-426-024	35547 RICHWOOD LANE	06/23/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$123,000	38.44	\$276,349	\$83,547	\$232,453	\$232,292	1.018	1,890	\$125.11	1 3/4 STORY		\$69,833	No	RR,CLARK,DIANE,RICH FOR,PINE	401	67	
4125	07-06-02-426-040	67808 LELANE COURT	05/19/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$205,200	44.13	\$478,188	\$78,210	\$386,790	\$481,901	0.803	2,677	\$144.99	1 1/2 STORY		\$68,588	No	RR,CLARK,DIANE,RICH FOR,PINE	401	77	
4125	07-06-02-426-041	67799 LELANE COURT	07/24/23	\$336,500	PTA	03-ARM'S LENGTH	\$336,500	\$193,100	57.38	\$449,156	\$78,145	\$253,355	\$447,001	0.578	2,560	\$100.92	1 STORY		\$65,583	No	RR,CLARK,DIANE,RICH FOR,PINE	401	77	
4125	07-06-02-428-007	35887 DIANE LANE	01/26/24	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$132,600	43.62	\$299,623	\$83,778	\$220,222	\$260,054	0.847	1,542	\$142.82	1 STORY		\$71,490	No	RR,CLARK,DIANE,RICH FOR,PINE	401	68	
4125	07-06-02-429-010	35544 DIANE LANE	11/14/23	\$508,000	WD	03-ARM'S LENGTH	\$508,000	\$228,600	45.00	\$525,782	\$113,499	\$394,501	\$496,727	0.794	2,651	\$148.81	1 STORY		\$90,025	No	RR,CLARK,DIANE,RICH FOR,PINE	401	71	
<b>Totals:</b>				<b>\$7,137,299</b>			<b>\$7,137,299</b>	<b>\$3,155,700</b>		<b>\$7,065,995</b>		<b>\$5,497,132</b>	<b>\$6,537,142</b>											

E.C.F. => **0.841**  
AVG E.C.F. => **0.875**

**NO SALES WITHIN STOECKER LANE ECF AREA USED SALES FROM 4025 CLARK, DIANE, PINE, RR, RHWOOD SALES FROM ADJ SUB REFLECT SIMILAR HOME AGE SIZE AND COSTUCTION TYPE.**

<b>REMOVED SALES</b>																							
4005	07-03-36-154-005	70354 CANTERBURY DRIVE	08/13/24	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$110,800	37.43	\$232,959	\$58,284	\$237,716	\$166,357	1.429	1,920	\$123.81	BI-LEVEL		\$53,124	No	OM,MM,MAD,KAREN,CANT	401	67
4005	07-03-36-152-004	70218 KAREN STREET	06/06/24	\$261,750	WD	03-ARM'S LENGTH	\$261,750	\$100,700	38.47	\$199,501	\$51,209	\$210,541	\$141,230	1.491	1,037	\$203.03	1 STORY		\$42,843	No	OM,MM,MAD,KAREN,CANT	401	60
4010	07-03-35-482-008	69215 STONE STREET	05/30/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$90,000	37.50	\$186,365	\$53,885	\$186,115	\$95,309	1.953	1,002	\$185.74	1 STORY		\$46,249	No	E OF MAIN, N OF DIVISION	401	50
4010	07-03-35-432-020	69435 STONE STREET	12/05/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$115,200	39.05	\$249,173	\$60,815	\$234,185	\$135,509	1.728	1,295	\$180.84	1 1/4 STORY		\$46,249	No	E OF MAIN, N OF DIVISION	401	52
4015	07-06-01-308-040	67939 MAIN STREET	06/17/24	\$270,500	WD	03-ARM'S LENGTH	\$270,500	\$90,900	33.60	\$188,937	\$59,697	\$210,803	\$106,810	1.974	1,260	\$167.30	1 1/2 STORY		\$56,325	No	R MAIN STREET	401	45
4015	07-06-01-327-005	67865 MAIN STREET	11/20/24	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$98,000	31.72	\$206,801	\$53,723	\$255,277	\$126,511	2.018	1,144	\$223.14	1+ STORY		\$45,943	No	R MAIN STREET	401	45
4015	07-06-01-327-005	67865 MAIN STREET	06/26/23	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$93,000	33.10	\$206,801	\$53,723	\$227,277	\$126,511	1.797	1,144	\$198.67	1+ STORY		\$45,943	No	R MAIN STREET	401	45
4015	07-06-01-327-007	67841 MAIN STREET	01/27/25	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$94,100	34.98	\$198,508	\$52,073	\$216,927	\$121,021	1.792	1,380	\$157.19	1 3/4 STORY		\$45,943	No	R MAIN STREET	401	45
4030	07-06-02-405-041	67767 MADELINE STREET	05/09/23	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$22,800	43.02	\$454,936	\$50,486	\$2,514	\$392,670	0.006	1,994	\$12.6	1 STORY		\$50,486	No	RR,CLARK,DIANE,RICH FOR,PINE	407	98
4030	07-06-02-405-012	67811 ASHLEY AVENUE	04/07/23	\$60,500	WD	03-ARM'S LENGTH	\$60,500	\$24,200	40.00	\$53,562	\$53,562	\$6,938	\$0	#DIV/0!	0	#DIV/0!	1 STORY		\$53,562	No	RR,CLARK,DIANE,RICH FOR,PINE	407	0
4030	07-06-02-405-048	67806 ASHLEY AVENUE	04/14/23	\$64,900	WD	03-ARM'S LENGTH	\$64,900	\$29,600	45.61	\$558,629	\$65,419	(\$519)	\$478,845	(0.001)	2,400	(\$0.22)	1 STORY		\$65,419	No	RR,CLARK,DIANE,RICH FOR,PINE	407	98
4030	07-06-02-405-022	35283 WOODSIDE DRIVE	12/13/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$21,900	33.69	\$51,871	\$48,542	\$16,458	\$3,232	5.092	0	#DIV/0!	1 STORY		\$48,542	No	RR,CLARK,DIANE,RICH FOR,PINE	407	99
4030	07-06-02-405-025	67826 MADELINE STREET	04/14/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$23,900	47.80	\$482,773	\$52,944	(\$2,944)	\$417,310	(0.007)	2,010	(\$1.46)	1 STORY		\$52,944	No	RR,CLARK,DIANE,RICH FOR,PINE	407	98
4030	07-06-02-405-026	67802 MADELINE STREET	05/15/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$23,900	47.80	\$460,159	\$52,925	(\$2,925)	\$395,373	(0.007)	1,994	(\$1.47)	1 STORY		\$52,925	No	RR,CLARK,DIANE,RICH FOR,PINE	407	98
4030	07-06-02-405-026	67802 MADELINE STREET	05/16/24	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$199,300	36.57	\$460,159	\$52,925	\$492,075	\$395,373	1.245	1,994	\$246.78	1 STORY		\$52,925	No	RR,CLARK,DIANE,RICH FOR,PINE	407	98
4030	07-06-02-405-041	67767 MADELINE STREET	05/13/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$196,900	35.80	\$454,936	\$50,486	\$494,514	\$392,670	1.272	1,994	\$157.19	1 STORY		\$50,486	No	RR,CLARK,DIANE,RICH FOR,PINE	407	98
4035	07-06-01-178-007	68228 MARY STREET	08/16/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$98,500	39.40	\$192,616	\$48,719	\$201,281	\$116,064	1.734	1,132	\$177.81	1 STORY		\$44,751	No	MARY STREET	401	49
4035	07-06-01-309-001	67680 GLEASON STREET	11/08/24	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$124,800	30.66	\$264,960	\$72,939	\$334,061	\$154,856	2.157	1,663	\$200.88	1 1/4 STORY		\$63,109	No	GLEASON, GIERK & CHASKEY	401	45
4035	07-06-01-177-015	68217 MARY STREET	04/05/24	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$100,600	37.54	\$205,867	\$34,971	\$233,029	\$137,819	1.691	1,283	\$181.63	1 STORY		\$31,644	No	MARY STREET	401	55
4100	07-03-35-128-022	70400 SUNNY BROOK LANE	01/12/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$23,000	51.11	\$41,348	\$38,793	\$6,207	\$										