

Subs Along West Blvd ECF

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
02-225-0025-000	120 DEGURSE AVE	05/20/21	\$194,333	WD	03-ARM'S LENGTH	\$194,333	\$84,000	43.22	\$210,456	\$80,600	\$113,733	\$133,872	0.850	1,064	\$106.89	4105	15.5143	Ranch
02-225-0026-001	128 DEGURSE AVE	08/10/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$48,400	32.29	\$123,634	\$58,500	\$91,400	\$67,148	1.361	884	\$103.39	4105	35.6456	Ranch
02-275-0004-000	621 WEST BLVD	01/15/21	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$25,900	44.66	\$104,547	\$32,500	\$25,500	\$74,275	0.343	1,156	\$22.06	4105	66.1389	Bungalow
02-275-0007-000	713 WEST BLVD	10/26/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$48,200	30.13	\$123,586	\$32,500	\$127,500	\$93,903	1.358	1,572	\$81.11	4105	35.3076	Bungalow
02-275-0009-000	714 LOWELL ST	01/06/21	\$112,900	WD	03-ARM'S LENGTH	\$112,900	\$39,800	35.25	\$99,283	\$32,500	\$80,400	\$68,848	1.168	960	\$83.75	4105	16.3076	Ranch
02-275-0011-000	734 LOWELL ST	12/09/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$54,900	49.91	\$137,635	\$48,750	\$61,250	\$91,634	0.668	960	\$63.80	4105	33.6287	Ranch
02-375-0023-000	323 N SECOND ST	09/07/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$51,200	29.26	\$126,466	\$33,150	\$141,850	\$96,202	1.475	1,076	\$131.83	4105	46.9794	Ranch
02-375-0027-000	305 N SECOND ST	11/24/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$41,600	24.47	\$126,035	\$33,800	\$136,200	\$95,088	1.432	1,178	\$115.62	4105	42.7656	Ranch
02-375-0030-000	342 N PARKER ST	09/18/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$76,000	50.67	\$190,316	\$66,300	\$83,700	\$127,852	0.655	1,008	\$83.04	4105	35.0041	Ranch
02-375-0033-000	338 N PARKER ST	02/04/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$44,300	30.55	\$109,397	\$33,150	\$111,850	\$78,605	1.423	936	\$119.50	4105	41.8228	Ranch
02-375-0039-000	212 N PARKER ST	08/11/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$38,700	38.70	\$96,785	\$34,450	\$65,550	\$64,263	1.020	724	\$90.54	4105	1.5322	Ranch
02-375-0057-000	238 WEST BLVD	08/03/20	\$144,100	WD	03-ARM'S LENGTH	\$144,100	\$56,600	39.28	\$139,338	\$35,100	\$109,000	\$107,462	1.014	1,154	\$94.45	4105	0.9607	Bungalow
02-375-0076-000	209 N PARKER ST	01/14/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$56,400	41.17	\$139,422	\$34,450	\$102,550	\$108,219	0.948	1,056	\$97.11	4105	5.7087	Ranch
02-450-0020-000	425 GLADYS AVE	02/26/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$32,300	53.83	\$84,260	\$32,500	\$27,500	\$53,361	0.515	960	\$28.65	4105	48.9347	Ranch
02-450-0020-000	425 GLADYS AVE	10/06/21	\$0	MLC	03-ARM'S LENGTH	\$71,000	\$33,100	46.62	\$84,260	\$32,500	\$38,500	\$53,361	0.722	960	\$40.10	4105	28.3204	Ranch
02-925-0008-000	130 N FOURTH ST	10/29/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$55,100	40.81	\$136,529	\$35,402	\$99,598	\$104,255	0.955	1,008	\$98.81	4105	4.9373	Ranch
02-925-0039-000	834 WEST BLVD	07/01/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$40,300	27.23	\$105,756	\$32,500	\$115,500	\$75,522	1.529	1,342	\$86.07	4105	52.4656	Ranch
02-925-0065-000	1098 WEST BLVD	05/05/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$61,800	44.14	\$157,591	\$65,000	\$75,000	\$95,455	0.786	1,100	\$68.18	4105	21.8993	Ranch
02-925-0067-200	1110 WEST BLVD	09/18/20	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$76,400	44.42	\$187,489	\$40,625	\$131,375	\$151,406	0.868	1,260	\$104.27	4105	13.7008	Ranch
Totals:			\$2,461,233			\$2,532,233	\$965,000		\$2,482,785		\$1,737,956	\$1,740,730			\$85.22		0.6300	
							Sale. Ratio ==>	38.11				E.C.F. ==>	0.998		Std. Deviation==>	0.35131758		
							Std. Dev. ==>	8.50				Ave. E.C.F. ==>	1.005		Ave. Variance==>	28.8197	Coefficient of Var==>	28.68468891
												1.00 for 2023						