

2025 ECF ANALYSIS-13B

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
88-20-13-301-014	4472 LANCASHIRE	05/09/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$223,300
88-20-13-301-016	4444 LANCASHIRE	02/06/24	\$474,000	WD	03-ARM'S LENGTH	\$474,000	\$207,670
88-20-13-302-007	2162 CUMBERLAND	07/21/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$221,630
88-20-13-302-014	2214 CUMBERLAND	09/26/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$206,660
88-20-13-303-005	4325 MARYWOOD	02/21/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$200,210
88-20-13-304-013	4234 MARYWOOD	04/29/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$218,370
88-20-13-305-004	4240 ALLEGHENY	12/14/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$194,560
88-20-13-305-028	4115 WASHINGTON CRESCENT	10/24/23	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$198,040
88-20-13-326-011	2331 CUMBERLAND	06/08/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$195,370
88-20-13-328-016	2369 HILLCRESCENT	01/09/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$216,870
88-20-13-329-005	2254 HILLCRESCENT	05/22/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$221,430
88-20-13-332-002	4328 GATESFORD CIRCLE	04/25/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$201,770
88-20-13-332-019	2349 NEWBEDFORD	06/14/22	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$210,080
88-20-13-333-004	4300 GREENSBORO	07/21/23	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$207,390
88-20-13-351-001	4129 MARYWOOD	06/07/23	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$155,460
88-20-13-352-005	4082 WASHINGTON CRESCENT	08/22/23	\$444,900	WD	03-ARM'S LENGTH	\$444,900	\$217,030
88-20-13-352-010	4115 COLONIAL	07/03/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$202,310
88-20-13-376-001	4184 CAMBRIDGE CRESCENT	10/19/23	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$205,080
88-20-13-377-019	2210 WOODINGHAM	10/12/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$176,010
88-20-13-379-013	2382 NEWBEDFORD	05/16/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$192,030
88-20-13-379-016	4135 GREENSBORO	08/29/22	\$359,400	WD	03-ARM'S LENGTH	\$359,400	\$195,350

Totals: \$8,314,300

\$8,314,300 \$4,266,620

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
52.54	\$446,607	\$172,474	\$252,526	\$196,511	1.285	2,077	\$121.58	13B
43.81	\$415,338	\$172,474	\$301,526	\$174,096	1.732	2,003	\$150.54	13B
52.77	\$443,252	\$172,474	\$247,526	\$194,106	1.275	1,848	\$133.94	13B
47.51	\$413,318	\$172,474	\$262,526	\$172,648	1.521	1,974	\$132.99	13B
54.11	\$400,418	\$172,474	\$197,526	\$163,401	1.209	1,563	\$126.38	13B
54.59	\$436,743	\$195,089	\$204,911	\$173,229	1.183	1,669	\$122.77	13B
51.88	\$389,123	\$172,474	\$202,526	\$155,304	1.304	2,060	\$98.31	13B
48.66	\$396,079	\$172,474	\$234,526	\$160,290	1.463	1,859	\$126.16	13B
55.03	\$390,745	\$172,474	\$182,526	\$156,467	1.167	1,922	\$94.97	13B
50.43	\$433,737	\$172,474	\$257,526	\$187,285	1.375	2,072	\$124.29	13B
53.36	\$442,853	\$172,474	\$242,526	\$193,820	1.251	1,998	\$121.38	13B
53.10	\$403,532	\$172,474	\$207,526	\$165,633	1.253	2,269	\$91.46	13B
51.11	\$420,159	\$172,474	\$238,526	\$177,552	1.343	2,382	\$100.14	13B
54.72	\$414,774	\$175,813	\$203,187	\$171,298	1.186	1,922	\$105.72	13B
46.68	\$310,925	\$155,226	\$177,774	\$111,612	1.593	1,590	\$111.81	13B
48.78	\$434,056	\$172,474	\$272,426	\$187,514	1.453	2,222	\$122.60	13B
53.24	\$404,623	\$174,522	\$205,478	\$164,947	1.246	1,703	\$120.66	13B
51.79	\$410,150	\$172,474	\$223,526	\$170,377	1.312	1,922	\$116.30	13B
48.89	\$352,014	\$155,226	\$204,774	\$141,067	1.452	1,862	\$109.98	13B
52.61	\$384,051	\$172,474	\$192,526	\$151,668	1.269	1,859	\$103.56	13B
54.35	\$390,690	\$172,474	\$186,926	\$156,427	1.195	1,859	\$100.55	13B
\$8,533,187			\$4,698,840	\$3,525,252			\$116.00	
51.32				E.C.F. =>	1.333		Std. Deviation=>	0.149458737
3.02				Ave. E.C.F. =>	1.336		Ave. Variance=>	11.8038

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
5.1447	COLONIAL		\$172,474	No	/ /		R-1C	401
39.5458	COLONIAL		\$172,474	No	/ /		R-1C	401
6.1284	COLONIAL		\$172,474	No	/ /		R-1C	401
18.4091	TRI-LEVEL		\$172,474	No	/ /		R-1C	401
12.7650	RANCH		\$172,474	No	/ /		R-1C	401
15.3601	COLONIAL		\$172,474	No	/ /		R-1C	401
3.2432	COLONIAL		\$172,474	No	/ /		R-1C	401
12.6639	COLONIAL		\$172,474	No	/ /		R-1C	401
16.9945	TRI-LEVEL		\$172,474	No	/ /		R-1C	401
3.8553	COLONIAL		\$172,474	No	/ /		R-1C	401
8.5199	COLONIAL		\$172,474	No	/ /		R-1C	401
8.3567	TRI-LEVEL		\$172,474	No	/ /		R-1C	401
0.6921	COLONIAL		\$172,474	No	/ /		R-1C	401
15.0334	TRI-LEVEL		\$172,474	No	/ /		R-1C	401
25.6289	RANCH		\$155,226	No	/ /		R-1C	401
11.6336	COLONIAL		\$172,474	No	/ /		R-1C	401
9.0772	COLONIAL		\$172,474	No	/ /		R-1C	401
2.4545	TRI-LEVEL		\$172,474	No	/ /		R-1C	401
11.5117	COLONIAL		\$155,226	No	/ /		R-1C	401
6.7104	COLONIAL		\$172,474	No	/ /		R-1C	401
14.1523	COLONIAL		\$172,474	No	/ /		R-1C	401

0.3585

Coefficient of Var=> 8.831949926

Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
54								
52								
56								
54								
54								
56								
45								
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