

2024 ARCADIA ECF FOR RESIDENTIAL & AG RESIDENTIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land + Yard Blög.	Residual	Cost Man. \$	E.C.F.	ECF Area	
2024 ECF ARCADIA RURAL RESIDENTIAL													
01-008-001-35	4525 SANCTUARY D	08/29/22	\$440,000	WD 03-ARM'S LEN	\$440,000	\$266,600	\$539,446	\$48,065	\$391,935	\$456,250	0.859	4100	
01-008-001-70	4153 SANCTUARY D	03/23/23	\$480,000	WD 03-ARM'S LEN	\$480,000	\$196,500	\$414,474	\$51,943	\$428,057	\$357,879	1.196	4100	
01-009-007-19	3902 W HARRISON I	09/30/22	\$81,750	WD 03-ARM'S LEN	\$81,750	\$44,800	\$88,207	\$18,451	\$63,299	\$70,248	0.901	4010	
01-010-012-00	4996 N ALGER RD	10/12/21	\$152,440	WD 03-ARM'S LEN	\$152,440	\$58,700	\$121,974	\$16,969	\$135,471	\$105,639	1.282	4010	
01-014-006-00	3942 N BEGOLE RD	07/28/22	\$160,000	WD 03-ARM'S LEN	\$160,000	\$55,100	\$148,490	\$33,366	\$126,634	\$115,936	1.092	4010	
01-017-002-00	4081 W HARRISON I	12/01/22	\$185,000	WD 03-ARM'S LEN	\$185,000	\$55,200	\$136,590	\$26,997	\$158,003	\$108,187	1.460	4010	
01-020-046-13	2368 N WINANS RD	11/04/21	\$48,000	WD 03-ARM'S LEN	\$48,000	\$35,800	\$74,866	\$16,793	\$31,207	\$58,541	0.533	4010	
01-021-007-00	3927 W TYLER	10/27/22	\$70,000	WD 03-ARM'S LEN	\$70,000	\$40,300	\$82,000	\$19,036	\$50,964	\$63,408	0.804	4010	
01-024-021-01	2291 N STATE RD	01/03/22	\$150,000	WD 03-ARM'S LEN	\$150,000	\$70,000	\$139,816	\$43,452	\$106,548	\$97,141	1.097	4010	
01-030-001-03	1823 N ELY HWY	12/16/21	\$130,000	WD 03-ARM'S LEN	\$130,000	\$63,200	\$126,400	\$28,341	\$101,659	\$98,750	1.029	4010	
01-034-017-21	2220 W WASHINGTON I	07/07/21	\$115,000	WD 03-ARM'S LEN	\$115,000	\$56,400	\$116,129	\$19,846	\$95,154	\$96,864	0.982	4010	
01-034-019-00	2172 W WASHINGTON I	07/08/22	\$191,000	WD 03-ARM'S LEN	\$191,000	\$52,500	\$161,889	\$17,290	\$173,710	\$145,618	1.193	4010	
Totals:			\$2,203,190		\$2,203,190	\$995,100	\$2,150,281		\$1,862,641	\$1,774,460			
											E.C.F. =>	1.050	0.24445
											Ave. E.C.F. =>	1.036	#REF!
											Sale. Ratio =>		
											Std. Dev. =>		

USED 1.050 ECF FOR RESIDENTIAL & AG RESIDENTIAL