

ECF 2024 FOR ARCADA SEWER DISTRICT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asst. when Sold/Asst./Adj. Sale	Appraisal Land	Var Bldg	Residual	Cost Man. \$	E.C.F.	ECF Area	Dev. by Mean (ft)	Land Table			
01-100-047-01-4399	ARCADA DR	04/28/22	\$420,000	WD	03-ARM'S LEN	\$420,000	\$187,400	\$378,516	\$19,618	\$400,382	\$333,239	1.201	4051	15.6928	ARCADA SEWER DISTRICT			
01-600-012-01-5360	BLUE HERON	09/28/22	\$257,000	WD	03-ARM'S LEN	\$257,000	\$103,300	\$209,312	\$46,751	\$210,249	\$150,939	1.593	4051	34.8383	ARCADA SEWER DISTRICT			
01-600-016-01-5390	PHEASANT C	05/14/21	\$349,900	WD	03-ARM'S LEN	\$349,900	\$171,100	\$389,420	\$56,520	\$299,380	\$309,099	0.949	4051	9.5415	ARCADA SEWER DISTRICT			
01-700-024-01-5454	WILLOW BEI	10/01/21	\$230,000	WD	03-ARM'S LEN	\$230,000	\$146,200	\$301,654	\$61,706	\$168,294	\$245,597	0.685	4051	35.9314	ARCADA SEWER DISTRICT			
01-700-032-01-5714	WILLOW BEI	01/27/23	\$205,250	WD	03-ARM'S LEN	\$205,250	\$141,300	\$279,278	\$53,029	\$152,221	\$217,338	0.700	4051	34.4172	ARCADA SEWER DISTRICT			
01-700-044-01-4271	RIVERVIEW I	07/19/22	\$204,900	WD	03-ARM'S LEN	\$204,900	\$84,300	\$170,695	\$29,691	\$175,269	\$130,979	1.338	4051	29.3590	ARCADA SEWER DISTRICT			
<b>Totals:</b>											\$1,667,050	\$833,600	\$1,728,875	\$1,399,795	\$1,387,190	1.009	0.31268423	3.5473
											Sale. Ratio =>	50.00	E.C.F. =>	1.045	Coefficient of Var=>			
											Std. Dev. =>	12.12	Ave. E.C.F. =>	26.6300				

USED 1.045 ECF