

2025 ARCADA RESIDENTIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Solcsd/Adj. Sa	Cur. Appraisal
01-004-009	5252 N LUCE RD	08/04/23	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$104,400	29.49 \$220,538
01-008-001	4525 SANCTUARY D	04/05/24	\$590,000	PTA	03-ARM'S LENGTH	\$590,000	\$304,600	51.63 \$609,199
01-008-004	4795 W VAN BUREN	04/05/24	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$107,100	39.52 \$214,227
01-009-007	3902 W HARRISON I	09/30/22	\$81,750	WD	03-ARM'S LENGTH	\$81,750	\$44,800	54.80 \$88,207
01-009-007	3902 W HARRISON I	05/29/24	\$108,000	PTA	03-ARM'S LENGTH	\$108,000	\$48,500	44.91 \$95,205
01-011-008	1837 W VAN BUREN	03/22/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$48,000	73.85 \$105,586
01-012-004	4703 N STATE RD	04/04/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$59,600	33.11 \$119,105
01-012-031	4449 N STATE RD	07/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$48,600	32.40 \$98,706
01-014-006	3942 N BEGOLE RD	07/28/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$55,100	34.44 \$148,490
01-014-012	1692 W TYLER RD	07/29/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$74,000	40.00 \$161,593
01-014-014	3465 N JEROME RD	11/18/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$51,600	32.66 \$104,968
01-016-005	3892 N ELY HWY	02/24/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$23,600	27.76 \$52,440
01-017-002	4081 W HARRISON I	12/01/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$55,200	29.84 \$136,590
01-017-014	4354 W BIRMINGHAM	09/19/23	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$68,500	53.94 \$152,794
01-017-022	4986 W TYLER RD	01/04/24	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$62,100	66.06 \$130,928
01-020-011	2945 N LUCE RD	06/21/24	\$80,000	MLC	04-BUYERS INTEREST I	\$80,000	\$33,200	41.50 \$65,776
01-020-028	2893 N ELY HWY	11/06/23	\$220,000	QC	03-ARM'S LENGTH	\$220,000	\$60,700	27.59 \$130,746
01-020-038	4460 W SEAMAN RD	04/19/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,800	45.87 \$137,443
01-020-044	2421 N ELY HWY	07/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$44,700	29.80 \$90,619
01-021-007	3927 W TYLER	10/27/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$40,300	57.57 \$82,000
01-021-007	3927 W TYLER	06/18/24	\$90,000	MLC	04-BUYERS INTEREST I	\$90,000	\$50,400	56.00 \$99,174
01-025-019	1235 N STATE RD	07/13/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,700	49.30 \$121,255
01-034-019	2172 W WASHINGTON	07/08/22	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$52,500	27.49 \$161,889
01-034-020	2270 W WASHINGTON	04/12/24	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$123,400	50.37 \$243,183
01-500-004	5819 W LINCOLN RD	11/20/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$140,000	40.01 \$336,988
<b>Totals:</b>			<b>\$4,454,650</b>			<b>\$4,454,650</b>	<b>\$1,826,400</b>	<b>\$3,907,649</b>
							<b>Sale. Ratio =&gt;</b>	<b>41.00</b>
							<b>Std. Dev. =&gt;</b>	<b>12.85</b>

Land + Yard	3ldg. Residua	Cost Man. \$	E.C.F.
\$27,242	\$326,758	\$190,815	1.712
\$43,018	\$546,982	\$539,220	1.014
\$20,208	\$250,792	\$184,780	1.357
\$18,451	\$63,299	\$70,248	0.901
\$19,161	\$88,839	\$72,423	1.227
\$13,864	\$51,136	\$87,354	0.585
\$12,009	\$167,991	\$107,851	1.558
\$23,629	\$126,371	\$75,606	1.671
\$33,366	\$126,634	\$115,936	1.092
\$25,732	\$159,268	\$134,117	1.188
\$24,964	\$133,036	\$78,977	1.684
\$16,667	\$68,333	\$36,281	1.883
\$26,997	\$158,003	\$108,187	1.460
\$20,532	\$106,468	\$121,900	0.873
\$42,966	\$51,034	\$83,773	0.609
\$29,955	\$50,045	\$34,115	1.467
\$36,117	\$183,883	\$90,123	2.040
\$58,176	\$91,824	\$80,392	1.142
\$19,452	\$130,548	\$71,669	1.822
\$19,036	\$50,964	\$63,408	0.804
\$22,505	\$67,495	\$73,018	0.924
\$21,549	\$93,451	\$98,426	0.949
\$17,290	\$173,710	\$145,618	1.193
\$18,766	\$226,234	\$213,730	1.059
\$20,668	\$329,232	\$301,257	1.093
<b>\$3,822,330</b>	<b>\$3,179,227</b>		
	<b>E.C.F. =&gt;</b>	<b>1.202</b>	
	<b>Ave. E.C.F. =&gt;</b>	<b>1.252</b>	

**USED 1.202**