

2025 ARCADA SEWER DIST ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
01-005-005-00	5833 N LUCE RD	04/12/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000
01-005-010-00	5811 N LUCE RD	06/28/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000
01-100-010-00	4292 ARCADA DR	06/16/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000
01-100-025-00	4420 RIVERVIEW DR	02/16/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000
01-100-029-00	4374 RIVERVIEW DR	08/09/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000
01-100-032-00	4242 RIVERVIEW	06/29/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000
01-100-047-00	4399 ARCADA DR	04/28/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000
01-400-003-00	5671 N LUCE RD	08/12/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000
01-600-012-00	5360 BLUE HERON DR	09/28/22	\$257,000	WD	03-ARM'S LENGTH	\$257,000
01-700-031-00	5322 WILLOW BEND DR	09/28/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000
01-700-032-00	5714 WILLOW BEND DR	01/27/23	\$205,250	WD	03-ARM'S LENGTH	\$205,250
01-700-034-00	5353 WILLOW BEND DR	04/22/22	\$231,000	WD	03-ARM'S LENGTH	\$231,000
01-700-037-00	5375 WILLOW BEND DR	04/11/22	\$369,900	PTA	03-ARM'S LENGTH	\$369,900
01-700-044-00	4271 RIVERVIEW DR	07/19/22	\$204,900	WD	03-ARM'S LENGTH	\$204,900
Totals:			\$4,208,050			\$4,208,050

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$131,800	38.20	\$260,068	\$25,944	\$319,056	\$224,042	1.424
\$139,600	63.45	\$275,243	\$31,856	\$188,144	\$232,906	0.808
\$147,000	42.00	\$307,634	\$100,492	\$249,508	\$198,984	1.254
\$110,100	48.93	\$237,326	\$30,101	\$194,899	\$198,301	0.983
\$145,800	44.18	\$288,198	\$36,766	\$293,234	\$240,605	1.219
\$140,500	37.47	\$298,149	\$31,663	\$343,337	\$255,990	1.341
\$187,400	44.62	\$378,516	\$19,618	\$400,382	\$333,239	1.201
\$116,300	35.78	\$228,491	\$41,927	\$283,073	\$178,530	1.586
\$103,300	40.19	\$209,312	\$46,751	\$210,249	\$150,939	1.393
\$103,600	29.60	\$209,679	\$35,125	\$314,875	\$162,074	1.943
\$141,300	68.84	\$279,278	\$53,029	\$152,221	\$217,338	0.700
\$87,400	37.84	\$176,739	\$42,995	\$188,005	\$124,182	1.514
\$121,900	32.95	\$247,222	\$28,618	\$341,282	\$202,975	1.681
\$84,300	41.14	\$170,695	\$29,631	\$175,269	\$130,979	1.338
\$1,760,300		\$3,566,550		\$3,653,534	\$2,851,084	
Sale. Ratio =>	41.83				E.C.F. =>	1.281
Std. Dev. =>	10.92				Ave. E.C.F. =>	1.313

USED 2.281

ECF Area

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