

2023 ECF TOWNSHIP SUBS/CONDO AREAS EXCEPT LAKE AND GOLF COURSE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
015-129-012-00	3142 AUTUMN VIEW LANE	09/15/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$134,100	42.57	\$59,762	\$255,238	\$387,494	0.659	\$48,400	AUTUMN VIEW ESTATES
015-129-013-00	3146 AUTUMN VIEW LANE	09/15/20	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$162,900	39.74	\$53,808	\$356,092	\$530,431	0.671	\$44,000	AUTUMN VIEW ESTATES
015-430-031-00	3785 WINDING PINE DR	09/15/20	\$293,500	WD	03-ARM'S LENGTH	\$293,500	\$122,000	41.57	\$62,465	\$231,035	\$358,042	0.645	\$56,000	BRECHTWOOD ESTATES
015-430-043-00	3639 WINDING PINE DR	09/03/20	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$155,900	47.10	\$73,211	\$257,789	\$399,465	0.645	\$56,000	BRECHTWOOD ESTATES
015-430-044-00	3655 WINDING PINE DR	07/30/21	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$128,800	39.15	\$64,683	\$264,317	\$370,232	0.714	\$56,000	BRECHTWOOD ESTATES
015-430-061-00	3693 WINDING PINE DR	04/17/20	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$145,400	45.58	\$110,340	\$208,660	\$344,288	0.606	\$56,000	BRECHTWOOD ESTATES
015-450-002-00	4196 CREEKSEDGE DR	12/07/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$167,900	37.31	\$49,840	\$400,160	\$559,082	0.716	\$47,500	CREEKSEDGE ESTATES
015-470-002-00	5933 SATATOGA	06/17/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$246,300	42.83	\$105,259	\$469,741	\$621,772	0.755	\$96,000	MOUNT CHRISTIE
015-470-009-00	1713 MEADOWLANDS CT	12/20/21	\$815,000	WD	03-ARM'S LENGTH	\$815,000	\$245,000	30.06	\$123,000	\$692,000	\$919,075	0.753	\$80,000	MOUNT CHRISTIE
015-470-012-00	1611 MEADOWLANDS CT	07/01/20	\$501,200	WD	03-ARM'S LENGTH	\$501,200	\$221,100	44.11	\$138,054	\$363,146	\$600,863	0.604	\$80,000	MOUNT CHRISTIE
015-470-024-00	5843 SARATOGA DR	07/20/20	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$220,400	49.53	\$71,495	\$373,505	\$629,515	0.593	\$64,000	MOUNT CHRISTIE
015-480-006-00	5891 ANDREW DR	07/01/19	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$240,000	50.53	\$62,000	\$413,000	\$595,383	0.694		NORTH RIDGE SUBDIVISION
015-500-005-00	4531 STEEPLCHASE DR	10/01/20	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$290,000	52.25	\$66,625	\$488,375	\$848,972	0.575	\$62,675	STEEPLCHASE
015-500-007-00	4434 MEDFORD HILL DR	05/20/21	\$513,000	WD	03-ARM'S LENGTH	\$513,000	\$195,300	38.07	\$65,045	\$447,955	\$619,255	0.723	\$62,675	STEEPLCHASE

<b>Totals:</b>	<b>\$6,326,600</b>	<b>\$6,326,600</b>	<b>\$2,675,100</b>	<b>42.28</b>	<b>\$5,221,013</b>	<b>\$7,783,869</b>	<b>E.C.F. =&gt;</b>	<b>0.671</b>
			<b>Sale. Ratio =&gt;</b>	<b>5.96</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.668</b>
			<b>Std. Dev. =&gt;</b>					

	Number of sales	Sale Price	Residual	Manual	ECF	2022	2023
Brechtwood	4	\$1,272,500	\$961,801	\$1,472,027	0.65	0.65	0.65
Mt Christie	4	\$2,336,200	\$1,898,392	\$2,771,226	0.69	0.65	0.69
Autumnview	2	\$724,900	\$611,330	\$917,925	0.67	0.72	0.69
Steeplechase	2	\$1,068,000	\$936,330	\$1,468,227	0.64	0.65	0.65
Creeksedge	1	\$450,000	\$400,160	\$559,082	0.72	0.65	0.69
Northridge	0	Out-of-date sale			0.69	0.66	0.69