

2023 MAPLESIDE OAK GROVE BL ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-130-330-005-01	11/23/20	\$274,999	WD	\$274,999	\$96,800	35.20	\$191,561	\$22,400	\$252,599	\$237,586	1.063
14-130-330-035-00	02/03/21	\$197,000	PTA	\$197,000	\$69,500	35.28	\$162,995	\$39,702	\$157,298	\$154,116	1.021
14-130-330-045-00	09/25/20	\$155,500	WD	\$155,500	\$50,700	32.60	\$99,732	\$16,800	\$138,700	\$116,478	1.191
14-130-330-045-00	09/25/20	\$155,000	QC	\$155,000	\$50,700	32.71	\$99,732	\$16,800	\$138,200	\$116,478	1.186
14-130-330-051-00	09/21/21	\$274,000	WD	\$274,000	\$113,300	41.35	\$223,968	\$36,800	\$237,200	\$233,960	1.014
14-130-360-023-02	11/12/21	\$230,000	WD	\$230,000	\$88,600	38.52	\$175,325	\$50,600	\$179,400	\$155,906	1.151
Totals:		\$1,286,499		\$1,286,499	\$469,600		\$953,313		\$1,103,397	\$1,014,523	
						Sale. Ratio =>	36.50			E.C.F. =>	1.088
						Std. Dev. =>	3.42			Ave. E.C.F. =>	1.104

USED 1.088