

City of Alma ECF Analysis Residential analysis neighborhood 4001 & 4002															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
51-031-064-00	202 PARK	03/16/21	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$39,500	51.97	\$87,759	\$8,705	\$67,295	\$100,706	0.668		
51-032-022-00	320 EUCLID	10/09/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$37,200	39.16	\$83,094	\$8,628	\$86,372	\$94,861	0.911		
51-342-827-00	1021 FAIRVIEW	04/13/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$34,500	38.33	\$75,938	\$22,302	\$67,698	\$68,326	0.991		
51-342-845-00	605 WASHINGTON	10/07/20	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$44,000	42.31	\$99,140	\$20,784	\$83,216	\$99,817	0.834		
51-343-042-00	417 LIBERTY	03/05/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$38,900	43.22	\$85,042	\$5,851	\$84,149	\$100,880	0.834		
51-343-045-00	812 PINE	06/18/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$37,300	39.68	\$76,628	\$9,078	\$84,922	\$86,051	0.987		
51-343-073-00	815 EUCLID	02/11/21	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$42,300	45.73	\$90,982	\$15,308	\$77,192	\$96,400	0.801		
51-343-074-00	811 EUCLID	06/01/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$44,000	44.00	\$90,038	\$13,681	\$86,319	\$97,270	0.887		
51-343-080-00	812 N COURT	11/06/20	\$93,800	WD	03-ARM'S LENGTH	\$93,800	\$42,100	44.88	\$91,901	\$8,002	\$85,798	\$106,878	0.803		
51-343-084-00	416 LIBERTY	10/05/20	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$38,100	39.69	\$83,559	\$6,500	\$89,500	\$98,164	0.912		
51-343-088-00	713 N RIVER	11/06/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$41,100	48.35	\$89,428	\$9,694	\$75,306	\$101,572	0.741		
51-343-108-00	517 WALNUT	06/12/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$48,600	44.18	\$106,020	\$8,936	\$101,064	\$123,674	0.817		
51-343-519-00	414 EUCLID	01/15/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$43,300	46.06	\$94,484	\$6,715	\$87,285	\$111,808	0.781		
51-343-756-00	617 N RIVER	02/26/21	\$135,000	OTH	03-ARM'S LENGTH	\$135,000	\$59,000	43.70	\$132,392	\$13,809	\$121,191	\$151,061	0.802		
51-343-765-00	618 PINE	11/02/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$29,400	36.75	\$66,389	\$12,504	\$67,496	\$68,643	0.983		
51-343-770-00	608 N RIVER	05/21/21	\$66,940	WD	03-ARM'S LENGTH	\$66,940	\$29,700	44.37	\$63,471	\$11,102	\$55,838	\$66,712	0.837		
51-343-772-00	618 N RIVER	10/08/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,300	44.40	\$71,179	\$13,300	\$61,700	\$73,731	0.837		
51-344-258-00	925 PINE	07/14/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$40,600	43.19	\$87,715	\$10,876	\$83,124	\$97,884	0.849		
51-344-259-00	917 PINE	06/28/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$50,500	50.50	\$109,120	\$12,985	\$87,015	\$122,465	0.711		
51-344-269-00	219 E END	06/19/20	\$113,700	WD	03-ARM'S LENGTH	\$113,700	\$45,700	40.19	\$102,296	\$15,906	\$97,794	\$110,051	0.889		
51-344-278-00	109 E END	10/06/21	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$38,300	53.19	\$83,024	\$10,422	\$61,578	\$92,487	0.666		
51-344-290-00	731 WOODWORTH	05/07/21	\$98,500	WD	03-ARM'S LENGTH	\$98,500	\$38,900	39.49	\$84,515	\$11,716	\$86,784	\$92,738	0.936		
51-344-311-00	808 N STATE	09/24/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$72,700	37.28	\$156,443	\$12,702	\$182,298	\$183,110	0.996		
51-344-329-00	321 WALNUT	12/08/20	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$37,600	45.85	\$83,683	\$8,944	\$73,056	\$95,209	0.767		
51-344-362-00	209 WALNUT	08/02/21	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$36,000	57.14	\$77,817	\$8,983	\$54,017	\$87,687	0.616		
51-344-368-00	728 WOODWORTH	12/14/21	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$52,900	37.52	\$113,911	\$11,401	\$129,599	\$130,586	0.992		
51-344-370-00	804 WOODWORTH	04/02/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$50,400	53.05	\$111,975	\$15,512	\$79,488	\$122,883	0.647		
51-344-529-00	632 GRATIOT	09/08/20	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$38,800	41.72	\$86,809	\$9,720	\$83,280	\$98,203	0.848		
51-344-535-00	611 PINE	12/15/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$112,600	52.13	\$240,773	\$16,151	\$199,849	\$286,143	0.698		
51-344-547-00	527 WOODWORTH	12/01/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$73,400	52.81	\$162,438	\$9,208	\$129,792	\$195,197	0.665		
51-344-553-00	117 E DOWNIE	10/21/20	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$23,900	39.18	\$53,685	\$7,358	\$53,642	\$59,015	0.909		
51-344-595-00	216 E DOWNIE	12/18/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$31,400	57.09	\$70,025	\$5,779	\$49,221	\$81,842	0.601		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-344-628-00	424 GRATIOT	08/13/21	\$66,500	WD	03-ARM'S LENGTH	\$66,500	\$38,800	58.35	\$83,655	\$7,563	\$58,937	\$96,932	0.608
		Totals:	\$3,261,940			\$3,261,940	\$1,464,800		\$3,195,328		\$2,891,815	\$3,598,985	
							Sale. Ratio =>	44.91				E.C.F. =>	0.804
	ECF Used 0.804						Std. Dev. =>	6.22				Ave. E.C.F. =>	0.813
City of Alma & City of St. Louis Residential ECF Analysis neighborhood 4003 - Michigan Ave Residential													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-352-761-00	1850 MICHIGAN	07/29/21	\$67,465	WD	03-ARM'S LENGTH	\$67,465	\$28,100	41.65	\$70,387	\$6,188	\$61,277	\$73,287	0.836
51-354-072-00	1231 MICHIGAN	11/30/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$40,400	36.73	\$102,652	\$11,513	\$98,487	\$104,040	0.947
51-354-074-00	1221 MICHIGAN	10/06/20	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$32,400	36.04	\$82,776	\$8,920	\$80,980	\$84,311	0.960
51-354-775-00	427 HANNAH	10/07/21	\$68,900	WD	03-ARM'S LENGTH	\$68,900	\$27,400	39.77	\$68,743	\$6,469	\$62,431	\$71,089	0.878
51-354-794-00	519 HAYES	07/08/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$24,700	41.17	\$63,112	\$10,001	\$49,999	\$60,629	0.825
51-354-878-00	416 HIGHLAND	10/05/21	\$80,000	MLC	03-ARM'S LENGTH	\$80,000	\$32,600	40.75	\$83,155	\$15,742	\$64,258	\$76,955	0.835
53-050-008-00	934 MICHIGAN	09/25/20	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$40,300	33.72	\$108,186	\$16,735	\$102,765	\$105,602	0.973
53-050-014-00	1026 MICHIGAN	09/02/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$43,700	43.70	\$102,526	\$9,103	\$90,897	\$107,879	0.843
53-700-027-00	1001 MICHIGAN	09/27/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$32,500	35.33	\$88,568	\$5,553	\$86,447	\$95,860	0.902
		Totals:	\$787,765			\$787,765	\$302,100		\$770,105		\$697,541	\$779,651	
							Sale. Ratio =>	38.35				E.C.F. =>	0.895
							Std. Dev. =>	3.40				Ave. E.C.F. =>	0.889
City of Alma Residential ECF Analysis neighborhood 4016 - Highland Estates & Warwick Pines (4004)													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-274-761-00	1700 TARTAN	02/24/22	\$108,500	WD	03-ARM'S LENGTH	\$108,500	\$41,500	38.25	\$85,778	\$9,000	\$99,500	\$100,102	0.994
51-274-767-00	1700 PIPER	10/01/20	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$32,700	39.64	\$72,174	\$9,061	\$73,439	\$82,286	0.892
		Totals:	\$191,000			\$191,000	\$74,200		\$157,952		\$172,939	\$182,387	
							Sale. Ratio =>	38.85				E.C.F. =>	0.948
							Std. Dev. =>	0.98				Ave. E.C.F. =>	0.943
City of Alma Residential ECF Analysis neighborhood 4005 - Park Place West													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-333-272-00	503 ELWELL	04/21/21	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$50,600	36.80	\$109,331	\$8,382	\$129,118	\$109,371	1.181
51-333-284-00	519 VIRGINIA	08/31/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$38,500	38.50	\$87,776	\$18,252	\$81,748	\$75,324	1.085
51-333-286-00	505 VIRGINIA	05/28/21	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$80,200	38.65	\$174,095	\$17,772	\$189,728	\$169,364	1.120
51-333-292-00	518 W END	04/14/21	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$46,900	45.98	\$101,292	\$11,141	\$90,859	\$97,672	0.930
51-333-296-10	619 W END	06/10/20	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$49,800	48.35	\$108,885	\$15,301	\$87,699	\$101,391	0.865

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-333-305-00	727 WRIGHT	07/03/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$54,100	37.31	\$123,054	\$13,284	\$131,716	\$118,927	1.108
51-333-321-00	520 ORCHARD	10/07/21	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$45,200	39.34	\$99,194	\$15,107	\$99,793	\$91,102	1.095
51-344-010-00	212 ELWELL	01/04/21	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$54,800	46.84	\$124,538	\$15,020	\$101,980	\$118,654	0.859
51-344-020-00	411 ELWELL	01/06/22	\$81,900	WD	03-ARM'S LENGTH	\$81,900	\$50,300	61.42	\$109,664	\$12,226	\$69,674	\$105,567	0.660
51-344-026-00	821 SECOND	05/18/21	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$37,600	47.06	\$81,374	\$5,729	\$74,171	\$81,956	0.905
51-344-033-00	316 W END	06/05/20	\$111,700	WD	03-ARM'S LENGTH	\$111,700	\$43,300	38.76	\$98,860	\$13,909	\$97,791	\$92,038	1.063
51-344-042-00	131 ELWELL	08/16/21	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$44,100	41.21	\$96,205	\$13,283	\$93,717	\$89,840	1.043
51-344-046-00	901 N STATE	12/03/21	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$79,600	40.84	\$172,501	\$21,322	\$173,578	\$163,791	1.060
51-344-058-00	721 FIRST	11/24/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$65,600	52.48	\$149,320	\$15,772	\$109,228	\$144,689	0.755
51-344-091-00	714 SECOND	01/29/21	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$40,000	41.67	\$91,109	\$11,250	\$84,750	\$86,521	0.980
51-344-096-00	405 ORCHARD	10/07/20	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$41,800	40.98	\$95,640	\$14,016	\$87,984	\$88,433	0.995
51-344-110-00	117 W END	02/05/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$46,000	40.71	\$104,973	\$12,513	\$100,487	\$100,173	1.003
51-344-112-00	737 N STATE	10/19/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$93,900	39.13	\$203,021	\$19,814	\$220,186	\$198,491	1.109
51-344-115-00	736 WRIGHT	07/26/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$46,800	46.80	\$102,396	\$14,106	\$85,894	\$95,655	0.898
51-344-768-00	506 WRIGHT	01/08/21	\$45,250	WD	03-ARM'S LENGTH	\$45,250	\$24,100	53.26	\$54,707	\$2,116	\$43,134	\$56,978	0.757
51-344-769-00	510 WRIGHT	12/07/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,800	33.20	\$157,254	\$7,396	\$142,604	\$162,360	0.878
		Totals:	\$2,573,550			\$2,573,550	\$1,083,000		\$2,445,189		\$2,295,839	\$2,348,297	
							Sale. Ratio =>	42.08				E.C.F. =>	0.978
							Std. Dev. =>	6.66				Ave. E.C.F. =>	0.969

City of Alma Residential ECF Analysis neighborhood 4006 - Scottish Heights

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-042-008-00	315 HARVARD	09/10/21	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$31,200	42.16	\$64,286	\$12,253	\$61,747	\$63,378	0.974
51-042-019-00	812 W CENTER	06/28/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$83,400	45.08	\$171,700	\$20,951	\$164,049	\$183,616	0.893
51-042-033-00	209 WESTVIEW	07/29/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$74,300	51.24	\$153,221	\$13,410	\$131,590	\$170,294	0.773
51-042-037-00	193 WESTVIEW	06/25/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$87,300	48.50	\$185,893	\$13,941	\$166,059	\$209,442	0.793
51-042-068-00	209 PHILADELPHIA	05/07/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$62,600	48.15	\$129,105	\$13,936	\$116,064	\$140,279	0.827
51-333-030-00	985 IOWA	08/13/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$50,000	41.67	\$106,097	\$15,481	\$104,519	\$110,373	0.947
51-333-042-00	1002 GLENCOE	02/10/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$65,000	42.76	\$138,110	\$17,270	\$134,730	\$147,186	0.915
51-333-051-00	1003 GLENCOE	07/28/20	\$185,500	WD	03-ARM'S LENGTH	\$185,500	\$77,200	41.62	\$164,099	\$15,727	\$169,773	\$180,721	0.939
51-333-055-00	1004 FALKIRK	09/23/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$65,000	54.17	\$133,871	\$11,061	\$108,939	\$149,586	0.728
51-333-063-00	935 GLENCOE	03/11/21	\$138,900	WD	03-ARM'S LENGTH	\$138,900	\$71,400	51.40	\$152,164	\$15,270	\$123,630	\$166,741	0.741
51-333-076-00	1019 FALKIRK	09/23/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$71,200	49.10	\$151,690	\$12,063	\$132,937	\$170,069	0.782
51-333-753-00	1010 VASSAR	01/07/21	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$56,900	41.38	\$120,813	\$19,401	\$118,099	\$123,523	0.956

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51-333-757-00	904 VASSAR	12/23/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$52,100	43.78	\$107,408	\$13,329	\$105,671	\$114,591	0.922
51-333-766-00	1020 WELLESLEY	08/24/20	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$88,600	49.25	\$188,655	\$15,225	\$164,675	\$211,242	0.780
51-333-772-00	515 HARVARD	09/25/20	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$47,000	40.17	\$99,970	\$9,579	\$107,421	\$110,099	0.976
51-333-784-00	425 YALE	05/06/21	\$148,720	WD	03-ARM'S LENGTH	\$148,720	\$69,500	46.73	\$143,227	\$12,429	\$136,291	\$159,315	0.855
51-333-797-00	425 HARVARD	11/13/20	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$61,000	45.52	\$129,333	\$14,203	\$119,797	\$140,231	0.854
		Totals:	\$2,411,520			\$2,411,520	\$1,113,700		\$2,339,642		\$2,165,991	\$2,550,686	
							Sale. Ratio =>	46.18				E.C.F. =>	0.849
	Used 0.849						Std. Dev. =>	4.18				Ave. E.C.F. =>	0.862
City of Alma Residential (401) ECF Analysis 4007 - Golfcrest													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-334-255-00	917 CHARLES	09/24/20	\$243,500	WD	03-ARM'S LENGTH	\$243,500	\$94,300	38.73	\$230,536	\$40,098	\$203,402	\$213,735	0.952
51-334-278-00	855 CHARLES	03/02/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$65,700	49.77	\$167,061	\$34,384	\$97,616	\$148,908	0.656
51-334-279-00	548 FAIRLANE	08/11/20	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$95,700	41.43	\$236,345	\$43,235	\$187,765	\$216,734	0.866
51-334-280-10	535 FAIRLANE	12/06/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$123,300	42.52	\$298,828	\$37,860	\$252,140	\$292,893	0.861
51-334-508-00	1208 WOODMERE	09/24/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$85,700	42.85	\$215,545	\$39,896	\$160,104	\$197,137	0.812
51-334-510-00	1240 WOODMERE	11/24/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$101,400	49.46	\$251,718	\$40,714	\$164,286	\$236,817	0.694
51-334-522-00	560 FAIRCREST	08/13/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$126,200	45.89	\$326,148	\$86,353	\$188,647	\$269,130	0.701
51-334-524-00	1148 NORTH LAWN	07/16/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$92,800	46.87	\$227,606	\$38,784	\$159,216	\$211,921	0.751
51-334-533-20	1204 W SUPERIOR	06/30/20	\$169,500	WD	03-ARM'S LENGTH	\$169,500	\$73,600	43.42	\$192,883	\$60,624	\$108,876	\$148,439	0.733
51-334-759-00	435 FAIRLANE	12/07/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,100	40.63	\$178,945	\$38,923	\$136,077	\$157,152	0.866
51-334-773-00	416 FAIRLANE	07/30/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$101,100	43.96	\$259,434	\$58,622	\$171,378	\$225,378	0.760
		Totals:	\$2,349,000			\$2,349,000	\$1,030,900		\$2,585,049		\$1,829,507	\$2,318,245	
							Sale. Ratio =>	43.89				E.C.F. =>	0.789
							Std. Dev. =>	3.53				Ave. E.C.F. =>	0.787
City of Alma Residential ECF Analysis neighborhood 4008 - South of Ely West of RR													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-031-501-00	138 ELY	07/26/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$47,700	40.42	\$102,662	\$9,876	\$108,124	\$141,227	0.766
51-031-532-00	162 ALLEN	04/30/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$48,500	60.63	\$104,847	\$13,930	\$66,070	\$138,382	0.477
51-031-551-00	252 ELY	12/21/20	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$37,900	42.58	\$78,364	\$7,280	\$81,720	\$108,195	0.755
51-031-554-00	124 ROCKINGHAM	11/01/21	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$31,200	32.50	\$67,864	\$10,701	\$85,299	\$87,006	0.980
51-031-593-00	130 GRAFTON	11/22/21	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$37,700	39.89	\$81,067	\$9,038	\$85,462	\$109,633	0.780
51-031-605-00	208 GRAFTON	07/02/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$43,400	36.17	\$93,041	\$11,054	\$108,946	\$124,790	0.873
51-031-610-00	236 GRAFTON	04/06/20	\$76,735	WD	03-ARM'S LENGTH	\$76,735	\$37,600	49.00	\$78,065	\$9,900	\$66,835	\$103,752	0.644

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
51-031-754-00	122 S STATE	09/16/20	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$31,900	49.84	\$66,425	\$10,345	\$53,655	\$85,358	0.629	
51-031-760-00	135 RIVERSIDE	11/23/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$36,700	48.93	\$76,622	\$11,023	\$63,977	\$99,846	0.641	
51-031-781-00	205 RIVERSIDE	04/12/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$25,700	57.11	\$56,140	\$9,630	\$35,370	\$70,791	0.500	
51-031-782-00	129 CUSTER	01/11/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$29,900	49.83	\$65,372	\$13,498	\$46,502	\$78,956	0.589	
51-031-789-00	114 HILL	04/28/21	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$39,000	37.86	\$84,611	\$16,422	\$86,578	\$103,788	0.834	
51-031-799-00	125 PARK	07/20/21	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$27,200	63.26	\$59,037	\$10,874	\$32,126	\$73,307	0.438	
51-031-804-00	133 HILL	10/09/20	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$38,300	45.60	\$79,847	\$10,184	\$73,816	\$106,032	0.696	
51-032-773-10	513 AUSTIN	05/04/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$47,700	63.60	\$104,225	\$19,715	\$55,285	\$128,630	0.430	
51-033-019-00	529 BROWN	11/05/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$58,200	37.55	\$125,705	\$14,704	\$140,296	\$168,951	0.830	
51-033-022-00	513 BROWN	04/02/21	\$64,900	WD	03-ARM'S LENGTH	\$64,900	\$23,500	36.21	\$51,276	\$8,984	\$55,916	\$64,371	0.869	
51-033-031-00	625 BROWN	06/07/21	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$23,200	33.19	\$50,614	\$10,693	\$59,207	\$60,763	0.974	
51-034-020-00	303 S STATE	01/12/21	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$35,000	50.72	\$72,929	\$10,253	\$58,747	\$95,397	0.616	
51-034-022-00	309 S STATE	09/29/20	\$85,900	WD	03-ARM'S LENGTH	\$85,900	\$29,100	33.88	\$60,365	\$6,132	\$79,768	\$82,546	0.966	
51-034-024-10	321 S STATE	02/09/22	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$39,600	57.39	\$87,207	\$21,525	\$47,475	\$99,973	0.475	
51-034-032-00	115 HOLIDAY	02/04/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,600	45.33	\$30,067	\$5,439	\$24,561	\$37,486	0.655	
51-034-068-00	435 S STATE	06/08/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$28,900	52.55	\$60,116	\$6,897	\$48,103	\$81,003	0.594	
51-034-072-00	121 CRANE	12/01/20	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$44,100	40.83	\$92,837	\$14,959	\$93,041	\$118,536	0.785	
51-034-074-00	502 S STATE	02/22/21	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$22,900	39.83	\$47,523	\$5,876	\$51,624	\$63,390	0.814	
51-034-255-00	322 MOYER	12/28/20	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$30,400	33.04	\$63,209	\$5,829	\$86,171	\$87,336	0.987	
51-034-276-00	316 ROCKINGHAM	03/22/22	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$56,000	36.25	\$120,748	\$12,717	\$141,783	\$164,431	0.862	
51-034-283-00	321 ALLEN	05/27/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$67,700	52.48	\$146,069	\$17,603	\$111,397	\$195,534	0.570	
51-034-289-00	316 GRAFTON	05/26/21	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$29,000	33.14	\$63,203	\$11,521	\$75,979	\$78,664	0.966	
51-034-320-00	324 E ELIZABETH	02/25/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$56,000	40.58	\$120,977	\$13,895	\$124,105	\$162,986	0.761	
51-034-343-00	430 GRAFTON	11/23/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$27,400	32.24	\$58,856	\$6,004	\$78,996	\$80,444	0.982	
51-034-521-00	523 ALLEN	10/28/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$24,800	62.00	\$51,803	\$6,607	\$33,393	\$68,791	0.485	
51-034-533-00	525 ROCKINGHAM	02/05/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$28,600	40.86	\$59,826	\$9,485	\$60,515	\$76,623	0.790	
51-034-541-00	208 HAWTHORNE	04/28/21	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$28,100	44.96	\$66,777	\$13,286	\$49,214	\$81,417	0.604	
51-034-576-00	210 HILLSDALE	07/16/20	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$56,600	43.88	\$117,966	\$16,774	\$112,226	\$154,021	0.729	
		Totals:	\$2,974,935			\$2,974,935	\$1,283,100		\$2,746,262		\$2,582,282	\$3,582,358		
							Sale. Ratio =>	43.13				E.C.F. =>	0.721	
	Used 0.721						Std. Dev. =>	9.51				Ave. E.C.F. =>	0.724	
City of Alma Residential ECF Analysis neighborhood 4009 - Oak Grove														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-021-016-00	324 N GROVER	02/10/21	\$85,999	WD	03-ARM'S LENGTH	\$85,999	\$33,200	38.61	\$66,538	\$11,817	\$74,182	\$90,899	0.816
51-021-018-00	1022 SUNSET	09/10/21	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$28,100	40.72	\$56,605	\$9,777	\$59,223	\$77,787	0.761
51-021-073-00	304 WILLIAMETTE	10/29/21	\$63,500	WD	03-ARM'S LENGTH	\$63,500	\$25,200	39.69	\$50,221	\$7,313	\$56,187	\$71,276	0.788
51-021-083-00	1040 EASTWARD	01/04/22	\$43,500	WD	03-ARM'S LENGTH	\$43,500	\$24,200	55.63	\$47,593	\$4,251	\$39,249	\$71,997	0.545
51-021-107-00	1124 EASTWARD	12/04/20	\$39,000	MLC	03-ARM'S LENGTH	\$39,000	\$19,500	50.00	\$39,276	\$7,762	\$31,238	\$52,349	0.597
51-021-279-00	315 ELMWOOD	07/28/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$59,700	44.22	\$119,612	\$16,676	\$118,324	\$170,990	0.692
51-021-301-00	107 GROVE	10/15/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$29,900	39.87	\$60,304	\$10,937	\$64,063	\$82,005	0.781
51-021-340-00	212 ELMWOOD	11/01/21	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$26,700	45.25	\$53,347	\$8,193	\$50,807	\$75,007	0.677
51-021-777-00	1102 ROSEDALE	10/20/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$32,600	54.33	\$64,413	\$5,879	\$54,121	\$97,233	0.557
51-032-267-00	903 ELY	04/17/20	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$29,400	40.83	\$57,850	\$5,763	\$66,237	\$86,523	0.766
51-032-280-00	121 N GROVER	10/15/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,600	43.06	\$73,197	\$9,827	\$75,173	\$105,266	0.714
		Totals:	\$786,999			\$786,999	\$345,100		\$688,956		\$688,804	\$981,331	
							Sale. Ratio =>	43.85				E.C.F. =>	0.702
	Used 0.702						Std. Dev. =>	6.00				Ave. E.C.F. =>	0.699
City of Alma Residential ECF Analysis neighborhood 4010 - Gemstone Fields													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-010-105-00	287 GEMSTONE	06/02/21	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$95,900	49.20	\$197,707	\$6,571	\$188,329	\$192,096	0.980
51-010-147-00	165 JADE	11/01/21	\$239,600	WD	03-ARM'S LENGTH	\$239,600	\$106,700	44.53	\$219,871	\$11,380	\$228,220	\$209,539	1.089
51-043-509-30	716 LINCOLN	10/01/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$78,700	37.48	\$237,337	\$26,123	\$183,877	\$212,275	0.866
		Totals:	\$644,500			\$644,500	\$281,300		\$654,915		\$600,426	\$613,911	
							Sale. Ratio =>	43.65				E.C.F. =>	0.978
	Used 0.978						Std. Dev. =>	5.90				Ave. E.C.F. =>	0.979
City of Alma Residential ECF Analysis neighborhood 4011 - South of Ely East of RR													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-032-031-00	511 ELY	09/28/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$41,400	30.90	\$88,986	\$13,509	\$120,491	\$123,127	0.979
51-032-033-00	411 ELY	12/10/20	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$32,700	42.47	\$65,176	\$12,226	\$64,774	\$86,378	0.750
51-032-036-00	329 ELY	01/22/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$45,800	51.46	\$90,124	\$12,717	\$76,283	\$126,276	0.604
51-032-509-00	134 GRASSMERE	04/20/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$51,200	32.00	\$110,218	\$16,621	\$143,379	\$152,687	0.939
51-032-566-00	806 HAMPTON	07/02/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$50,500	36.10	\$111,359	\$40,791	\$99,109	\$115,119	0.861
51-032-786-00	132 VALLEY	03/11/22	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$25,100	43.28	\$53,452	\$8,311	\$49,689	\$73,639	0.675
51-032-825-00	129 VALLEY	08/02/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$30,600	47.08	\$65,185	\$6,027	\$58,973	\$96,506	0.611
51-032-841-10	209 S COURT	06/01/20	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$16,600	43.68	\$33,060	\$6,463	\$31,537	\$43,388	0.727

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
		Totals:	\$760,900			\$760,900	\$293,900		\$617,560		\$644,235	\$817,121	
							Sale. Ratio =>	38.63				E.C.F. =>	0.788
	Used 0.721 4008 South of Ely West of RR						Std. Dev. =>	7.25				Ave. E.C.F. =>	0.768

City of Alma Residential ECF Analysis neighborhood 4012 - Golfview Riverside

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-041-256-00	241 PURDY	03/19/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,600	46.40	\$153,114	\$27,577	\$122,423	\$157,118	0.779
51-041-257-00	237 PURDY	05/29/20	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$74,900	44.08	\$163,938	\$28,066	\$141,834	\$170,053	0.834
51-041-269-00	1050 W CENTER	04/10/20	\$153,500	WD	03-ARM'S LENGTH	\$153,500	\$67,700	44.10	\$148,807	\$33,569	\$119,931	\$144,228	0.832
51-041-272-00	1049 W CENTER	05/22/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,700	47.76	\$131,628	\$25,082	\$99,918	\$133,349	0.749
51-041-276-00	229 FLEMING	05/04/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,400	46.06	\$154,975	\$28,827	\$126,173	\$157,882	0.799
51-041-279-00	219 FLEMING	09/30/20	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$88,700	64.98	\$191,618	\$27,181	\$109,319	\$205,804	0.531
51-041-516-00	105 GOLFSIDE	04/23/21	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$269,400	47.26	\$577,616	\$99,946	\$470,054	\$597,835	0.786
51-042-108-00	755 MILL	07/17/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$72,600	55.85	\$166,063	\$44,606	\$85,394	\$152,011	0.562
		Totals:	\$1,589,900			\$1,589,900	\$774,000		\$1,687,759		\$1,275,046	\$1,718,279	
							Sale. Ratio =>	48.68				E.C.F. =>	0.742
			Used 0.742				Std. Dev. =>	7.25				Ave. E.C.F. =>	0.734

City of Alma Residential ECF Analysis neighborhood 4013 - Luce

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-323-504-00	455 LUCE	08/07/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$94,100	41.82	\$235,379	\$47,886	\$177,114	\$215,015	0.824
51-323-506-00	475 LUCE	02/22/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$100,800	36.65	\$259,821	\$47,898	\$227,102	\$243,031	0.934
51-323-507-00	485 LUCE	06/12/20	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$111,700	39.75	\$285,876	\$57,918	\$223,082	\$261,420	0.853
		Totals:	\$781,000			\$781,000	\$306,600		\$781,076		\$627,298	\$719,466	
							Sale. Ratio =>	39.26				E.C.F. =>	0.872
			Used 0.872				Std. Dev. =>	2.60				Ave. E.C.F. =>	0.871

City of Alma Residential ECF Analysis neighborhood 4018 - E of Dtnw S of Superior

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-042-098-00	707 MECHANIC	04/29/20	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$51,100	70.97	\$123,444	\$12,026	\$59,974	\$127,335	0.471
51-042-102-00	111 CEDAR	11/24/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$41,500	63.85	\$103,821	\$17,235	\$47,765	\$98,955	0.483
51-042-103-00	107 CEDAR	02/17/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$49,400	49.40	\$123,553	\$21,702	\$78,298	\$116,401	0.673
51-042-106-00	120 PHILADELPHIA	06/30/21	\$115,800	WD	03-ARM'S LENGTH	\$115,800	\$49,800	43.01	\$118,914	\$21,547	\$94,253	\$111,277	0.847
51-042-106-00	120 PHILADELPHIA	01/10/22	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$49,800	39.21	\$118,914	\$21,547	\$105,453	\$111,277	0.948
51-042-260-00	309 GRANT	06/29/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$49,900	39.92	\$115,099	\$13,135	\$111,865	\$116,530	0.960

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-042-277-00	410 W CENTER	09/15/20	\$146,600	WD	03-ARM'S LENGTH	\$146,600	\$54,900	37.45	\$134,288	\$19,771	\$126,829	\$130,877	0.969
51-042-334-00	118 CEDAR	11/12/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$39,000	48.75	\$101,142	\$25,385	\$54,615	\$86,579	0.631
51-042-341-00	624 MILL	07/03/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,700	48.67	\$168,311	\$37,423	\$97,577	\$149,586	0.652
		Totals:	\$966,400			\$966,400	\$451,100		\$1,107,486		\$776,629	\$1,048,817	
							Sale. Ratio =>	46.68				E.C.F. =>	0.740
			Used 0.740				Std. Dev. =>	11.46				Ave. E.C.F. =>	0.737