

2026 RES ECF STUDY FOR 40003, 40004, 40010

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
300-061-000-300-01	702 E KNIGHT ST	02/02/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$184,200	63.52	\$368,393	\$41,280	\$248,720	\$308,597	0.806
300-081-600-682-00	119 KILKELLY ST	11/17/23	\$236,250	WD	03-ARM'S LENGTH	\$236,250	\$145,400	61.54	\$290,748	\$52,268	\$183,982	\$224,981	0.818
300-065-606-100-00	1407 HALL ST	07/12/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$109,400	57.58	\$218,891	\$31,626	\$158,374	\$176,665	0.896
300-061-000-720-00	705 FEASEL ST	06/15/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$158,700	56.68	\$317,312	\$36,524	\$243,476	\$264,894	0.919
300-060-600-066-00	624 ST ANDREWS DRIVE	03/27/25	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$163,500	54.52	\$327,089	\$27,059	\$272,841	\$283,047	0.964
300-060-600-024-00	612 MUIRFIELD DR	03/21/25	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$162,500	54.18	\$325,056	\$28,123	\$271,777	\$280,125	0.970
300-065-603-050-00	1301 HALL ST	08/23/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$75,700	52.21	\$151,319	\$35,580	\$109,420	\$109,188	1.002
300-065-606-100-01	1407 HALL ST	10/18/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$109,400	52.10	\$218,891	\$31,626	\$178,374	\$176,665	1.010
300-065-606-030-00	99 RANCHO ST	06/14/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$107,800	51.33	\$215,582	\$33,383	\$176,617	\$171,886	1.028
300-081-600-650-00	114 KILKELLY ST	06/28/23	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$111,500	51.26	\$223,032	\$32,807	\$184,693	\$179,458	1.029
300-057-601-020-00	511 MCARTHUR RIVER DR	07/03/24	\$327,700	WD	03-ARM'S LENGTH	\$327,700	\$168,100	51.30	\$336,236	\$38,886	\$288,814	\$280,519	1.030
300-059-601-010-00	1105 S MAIN ST	03/19/25	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$100,300	50.91	\$200,653	\$32,998	\$164,002	\$158,165	1.037
300-081-600-361-00	406 E KNIGHT ST	05/08/24	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$133,400	50.36	\$266,762	\$39,333	\$225,567	\$214,556	1.051
300-060-600-025-00	608 MUIRFIELD DR	03/31/25	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$148,000	50.19	\$296,005	\$28,045	\$266,855	\$252,792	1.056
300-065-601-050-00	1213 WEST ST	07/28/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$75,200	50.17	\$150,365	\$32,952	\$116,948	\$110,767	1.056
300-079-600-002-00	109 S DONEGAL ST	11/30/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$84,000	49.44	\$168,059	\$31,497	\$138,403	\$128,832	1.074
300-059-602-130-00	201 KIMBARK AVE	06/15/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,700	47.95	\$177,380	\$41,256	\$143,744	\$128,419	1.119
300-061-000-350-00	107 CARLOW DR	06/23/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$138,000	47.59	\$275,960	\$35,554	\$254,446	\$226,798	1.122
300-081-600-730-00	111 KILKELLY ST	08/11/23	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$105,100	46.73	\$210,202	\$36,841	\$188,059	\$163,548	1.150
300-043-600-210-00	704 CUMBERLAND DR	05/29/24	\$188,900	WD	03-ARM'S LENGTH	\$188,900	\$88,100	46.64	\$176,183	\$36,989	\$151,911	\$131,315	1.157
300-065-602-020-00	1300 HALL ST	12/06/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$90,400	46.36	\$180,708	\$30,023	\$164,977	\$142,156	1.161
300-057-601-050-00	605 MICHAELS VIEW LN	11/22/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$119,900	46.12	\$239,827	\$40,687	\$219,313	\$187,868	1.167
300-043-600-840-00	607 DEVON DR	08/16/23	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$99,400	44.38	\$198,830	\$38,241	\$185,759	\$151,499	1.226
300-043-600-520-00	904 RAEBURN RD	04/15/24	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$97,800	43.96	\$195,594	\$39,320	\$183,180	\$147,428	1.243
300-043-600-680-00	703 RAEBURN RD	08/27/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$109,200	43.68	\$218,346	\$38,378	\$211,622	\$169,781	1.246
300-043-600-970-00	605 COHALBEN ST	12/19/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$87,300	43.67	\$174,553	\$33,791	\$166,109	\$132,794	1.251
300-065-603-090-00	1303 HALL ST	07/24/24	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$96,400	42.94	\$192,874	\$32,655	\$191,845	\$151,150	1.269
300-043-600-550-00	913 RAEBURN RD	09/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$105,700	42.28	\$211,346	\$38,177	\$211,823	\$163,367	1.297
300-043-600-230-00	700 CUMBERLAND DR	10/04/24	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$81,600	42.06	\$163,130	\$34,372	\$159,628	\$121,470	1.314
300-065-601-140-00	1306 MONTGOMERY ST	03/11/25	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$91,800	40.62	\$183,529	\$36,568	\$189,432	\$138,642	1.366
300-043-600-560-00	911 RAEBURN RD	02/29/24	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$101,500	39.96	\$203,065	\$40,049	\$213,951	\$153,789	1.391
300-059-607-010-00	801 JACKSON ST	07/21/23	\$133,500	WD	03-ARM'S LENGTH	\$133,500	\$54,700	40.97	\$109,395	\$34,372	\$99,128	\$70,776	1.401
300-043-600-060-00	611 FOREST ST	08/26/24	\$195,100	WD	03-ARM'S LENGTH	\$195,100	\$79,000	40.49	\$157,915	\$42,910	\$152,190	\$108,495	1.403
300-061-000-600-00	207 N DONEGAL ST	06/20/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$86,900	38.62	\$173,760	\$35,193	\$189,807	\$130,724	1.452
300-059-607-010-00	801 JACKSON ST	10/02/24	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$54,700	37.75	\$109,395	\$34,372	\$110,528	\$70,776	1.562
300-059-606-041-00	208 LINDY AVE	06/10/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$74,100	35.29	\$148,275	\$36,505	\$173,495	\$105,443	1.645
Totals:			\$8,080,050			\$8,080,050	\$3,887,400		\$7,774,660		\$6,789,810	\$6,117,377	
								Sale. Ratio =>	48.11			E.C.F. =>	1.110
								Std. Dev. =>	6.57			Ave. E.C.F. =>	1.158
												USE	1.11