

Columbia Residential ECF 2024

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.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	
004-002-000-0700-00	10 E BAY CITY FORESTVILLE	03/08/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$85,700	47.61	\$171,367	\$8,050	\$171,950	\$175,311	0.981	1,952	588.09	0004	4.9686	ONE STORY	\$8,050		NEIGHBORHOOD	401	
004-009-000-0450-00	6438 FRENCH	05/17/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$82,500	51.56	\$165,087	\$8,230	\$151,770	\$167,762	0.905	1,913	579.34	0004	2.6467	1.5 STORY	\$8,230		NEIGHBORHOOD	401	
004-016-000-0350-00	5800 SURIN	04/13/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,000	47.06	\$79,946	\$7,794	\$77,206	\$77,583	0.995	1,420	554.37	0004	6.4000	OLD HOUSE	\$7,794		NEIGHBORHOOD	401	
004-022-000-0500-01	565 W HOPPE	06/22/22	\$115,227	WD	03-ARM'S LENGTH	\$115,227	\$57,600	49.99	\$115,253	\$8,950	\$106,277	\$113,693	0.935	1,344	579.00	0004	0.3265	ONE STORY	\$8,950	004-022-000-0500-0	NEIGHBORHOOD	401	
004-023-000-0200-00	865 W HOPPE	03/01/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$83,000	49.29	\$167,548	\$19,979	\$140,921	\$163,742	0.921	1,344	578.49	0004	1.8155	ONE STORY	\$19,979		NEIGHBORHOOD	401	
004-029-000-0200-00	2009 W DICKERSON	12/02/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,400	49.00	\$156,276	\$7,562	\$152,438	\$160,593	0.949	2,208	569.04	0004	1.8078	ONE STORY	\$7,562		NEIGHBORHOOD	401	
004-036-000-0200-00	4497 COLWOOD	07/13/21	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$34,600	54.92	\$69,299	\$3,937	\$59,063	\$70,282	0.840	1,232	547.94	0004	9.0769	ONE STORY	\$3,937		NEIGHBORHOOD	401	
Totals:						9933,227	\$462,600		\$925,226		\$858,725	\$918,588			570.05		0.3688						
						Sale. Ratio =>	49.57		E.C.F. =>	0.935		Std. Deviation=>	0.630868026										
						Std. Dev. =>	2.66		Ave. E.C.F. =>	0.931		Ave. Variance=>	75.8189	Coefficient of Va 81.42550965									
004-014-000-1500-00	5600 BELL	01/13/23	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$63,800	26.81	\$127,642	\$20,374	\$217,626	\$119,585	1.820	1,120	\$194.31	0004	88.8696	TWO STORY	\$16,500		NEIGHBORHOOD	401	
004-026-000-0400-00	4811 REMINGTON	06/12/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$55,600	28.51	\$111,290	\$9,262	\$185,738	\$109,708	1.693	1,996	593.06	0004	76.1885	TWO STORY	\$9,262		NEIGHBORHOOD	401	
004-006-000-0600-00	6523 GRAF	06/04/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$23,500	36.15	\$47,016	\$7,250	\$57,750	\$42,759	1.351	1,040	555.53	0004	41.9445	OLD HOUSE	\$7,250		NEIGHBORHOOD	401	
004-023-000-0500-02	450 E HOPPE	06/16/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$52,500	36.21	\$104,934	\$7,250	\$137,750	\$104,475	1.318	1,603	585.93	0004	38.7355	1.5 STORY	\$7,250		NEIGHBORHOOD	401	
004-029-000-1100-00	2450 W CASS CITY	03/17/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$38,600	35.09	\$77,240	\$10,262	\$99,738	\$74,669	1.336	1,264	578.91	0004	40.4593	TWO STORY	\$9,900		NEIGHBORHOOD	401	
004-030-000-0750-00	4746 N UNIONVILLE	07/08/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$33,200	36.89	\$66,450	\$8,542	\$81,458	\$61,934	1.315	870	593.63	0004	38.4102	TWO STORY	\$8,542		NEIGHBORHOOD	401	
004-017-000-1700-00	5720 FARVER	02/23/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,200	44.08	\$220,314	\$16,000	\$234,000	\$227,775	1.027	1,188	\$196.97	0001	34.7525	ONE STORY	\$16,000		NEIGHBORHOOD	101	
004-017-000-1800-02	5541 FRENCH	07/02/21	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$26,900	38.48	\$53,783	\$7,562	\$62,338	\$61,628	1.012	980	\$63.61	0004	0.8377	MOBILE HOME	\$7,562		NEIGHBORHOOD	401	
004-028-000-1300-05	5600 FRENCH	07/14/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,100	45.96	\$66,296	\$8,992	\$61,008	\$60,332	1.011	1,790	\$34.27	0004	0.3265	ONE STORY	\$8,992		NEIGHBORHOOD	401	
004-023-000-0500-01	565 W HOPPE	03/01/23	\$75,000	MLC	03-ARM'S LENGTH	\$75,000	\$61,300	81.73	\$122,638	\$8,950	\$66,950	\$126,742	0.521	1,344	\$94.14	0004	41.0008	ONE STORY	\$8,950		NEIGHBORHOOD	401	
004-021-000-1800-00	1680 W DICKERSON	08/18/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$39,700	66.17	\$79,414	\$7,250	\$52,750	\$77,596	0.680	1,440	\$36.63	0004	25.1338	OLD HOUSE	\$7,250		NEIGHBORHOOD	401	
004-032-000-0100-01	2151 W CASS CITY	09/29/22	\$70,000	WD	21-NOT USED/OTHER	\$70,000	\$39,500	56.43	\$78,912	\$7,250	\$62,750	\$76,644	0.819	1,136	\$55.24	0004	11.2422	ONE STORY	\$7,250		NEIGHBORHOOD	401	
004-004-000-1100-02	1884 W BAY CITY FORESTVILLE	05/12/22	\$0	WD	04-BUYERS INTEREST II	\$0	\$65,200	#DIV/0!	\$130,474	\$15,234	(\$15,234)	\$123,251	(0.124)	1,584	(\$9.62)	0004	105.4745	1.5 STORY	\$7,250		NEIGHBORHOOD	401	
004-010-000-2300-00	25 W BAY CITY FORESTVILLE	12/14/21	\$0	QC	21-NOT USED/OTHER	\$0	\$32,700	#DIV/0!	\$65,452	\$7,250	(\$7,250)	\$62,583	(0.116)	884	(\$8.20)	0004	104.6990	1.5 STORY	\$7,250		NEIGHBORHOOD	401	
004-011-000-0350-00	220 E BAY CITY FORESTVILLE	12/31/22	\$0	OTH	29-SELLERS INTEREST II	\$0	\$90,400	#DIV/0!	\$180,740	\$15,503	(\$15,503)	\$184,211	(0.084)	1,288	(\$12.04)	0004	101.5303	ONE STORY	\$7,250		NEIGHBORHOOD	401	
004-011-000-0350-00	220 E BAY CITY FORESTVILLE	12/31/22	\$0	WD	29-SELLERS INTEREST II	\$0	\$90,400	#DIV/0!	\$180,740	\$15,503	(\$15,503)	\$184,211	(0.084)	1,288	(\$12.04)	0004	101.5303	ONE STORY	\$7,250		NEIGHBORHOOD	401	
004-011-000-1000-02	275 E ACKERMAN	01/20/23	\$0	WD	14-INTO/OUT OF TRUS	\$0	\$73,500	#DIV/0!	\$147,059	\$17,250	(\$17,250)	\$144,715	(0.119)	1,392	(\$12.99)	0004	105.0340	ONE STORY	\$17,250		NEIGHBORHOOD	401	
004-012-000-0100-02	1830 E BAY CITY FORESTVILLE	01/11/23	\$0	QC	21-NOT USED/OTHER	\$0	\$77,500	#DIV/0!	\$154,922	\$8,950	(\$8,950)	\$162,734	(0.055)	1,808	(\$4.95)	0004	98.6142	TWO STORY	\$8,950		NEIGHBORHOOD	401	
004-015-000-1300-02	354 W HOPPE	04/29/22	\$0	QC	15-LADY BIRD	\$0	\$113,400	#DIV/0!	\$226,854	\$8,950	(\$8,950)	\$236,991	(0.038)	1,800	(\$4.97)	0004	96.8909	OLD HOUSE	\$8,950		NEIGHBORHOOD	401	
004-016-000-0350-00	5800 SURIN	04/13/21	\$0	QC	21-NOT USED/OTHER	\$0	\$40,000	#DIV/0!	\$79,946	\$7,794	(\$7,794)	\$77,583	(0.100)	1,420	(\$5.49)	0004	103.1604	OLD HOUSE	\$7,794		NEIGHBORHOOD	401	
004-021-000-0200-01	1727 W HOPPE	07/01/22	\$0	WD	15-LADY BIRD	\$0	\$59,200	#DIV/0!	\$118,331	\$11,230	(\$11,230)	\$135,604	(0.083)	1,918	(\$5.86)	0001	101.3958	TWO STORY	\$11,230	004-021-000-0200-0	NEIGHBORHOOD	401	
004-022-000-0600-00	475 W HOPPE	06/09/21	\$0	WD	21-NOT USED/OTHER	\$0	\$35,000	#DIV/0!	\$70,070	\$7,578	(\$7,578)	\$67,196	(0.113)	1,696	(\$4.47)	0004	104.3919	OLD HOUSE	\$7,578		NEIGHBORHOOD	401	
004-022-000-1800-00	470 W DICKERSON	10/19/21	\$0	QC	15-LADY BIRD	\$0	\$48,600	#DIV/0!	\$97,239	\$7,562	(\$7,562)	\$97,924	(0.077)	1,344	(\$5.63)	0004	100.8367	OLD HOUSE	\$7,562		NEIGHBORHOOD	401	
004-022-000-2500-00	102 W DICKERSON	04/13/21	\$0	QC	21-NOT USED/OTHER	\$0	\$69,600	#DIV/0!	\$139,241	\$10,843	(\$10,843)	\$138,062	(0.079)	1,897	(\$5.72)	0004	100.9681	TWO STORY	\$9,746		NEIGHBORHOOD	401	
004-023-000-1400-02	289 E DICKERSON	11/28/22	\$0	QC	15-LADY BIRD	\$0	\$45,000	#DIV/0!	\$90,072	\$7,890	(\$7,890)	\$87,895	(0.090)	840	(\$9.39)	0004	102.0910	TWO STORY	\$7,890		NEIGHBORHOOD	401	
004-024-000-1300-05	5061 N COLWOOD	01/04/23	\$0	QC	15-LADY BIRD	\$0	\$12,800	#DIV/0!	\$25,630	\$16,000	(\$16,000)	\$10,736	(0.490)	780	(\$30.51)	0001	242.1466	MOBILE HOME	\$16,000		NEIGHBORHOOD	401	
004-024-000-1300-06	5061 N COLWOOD	01/04/23	\$0	QC	15-LADY BIRD	\$0	\$79,200	#DIV/0!	\$158,430	\$16,000	(\$16,000)	\$158,785	(0.101)	1,492	(\$10.72)	0001	103.1909	ONE STORY	\$16,000		NEIGHBORHOOD	401	
004-027-000-1215-01	272 W CASS CITY	04/01/21	\$0	QC	21-NOT USED/OTHER	\$0	\$66,800	#DIV/0!	\$133,522	\$8,866	(\$8,866)	\$134,093	(0.066)	1,730	(\$5.12)	0004	99.7289	TWO STORY	\$8,866		NEIGHBORHOOD	401	
004-033-000-0500-02	4242 FRENCH	10/25/21	\$0	QC	21-NOT USED/OTHER	\$0	\$42,600	#DIV/0!	\$85,190	\$12,462	(\$12,462)	\$78,202	(0.159)	1,688	(\$7.38)	0004	109.0500	TWO STORY	\$11,462		NEIGHBORHOOD	401	
004-036-000-0700-00	1505 TIMLICK	12/14/21	\$0	QC	21-NOT USED/OTHER	\$0	\$140,400	#DIV/0!	\$280,766	\$9,262	(\$9,262)	\$293,315	(0.032)	2,884	(\$3.21)	0004	96.2721	TWO STORY	\$9,262		NEIGHBORHOOD	401	
004-201-000-0325-00	3305 LOOMIS	09/10/21	\$0	QC	09-FAMILY	\$0	\$45,700	#DIV/0!	\$91,400	\$17,137	(\$17,137)	\$79,853	(0.215)	1,626	(\$10.54)	0004	114.5751	OLD HOUSE	\$13,137		NEIGHBORHOOD	401	
043-001-000-6100-01	3089 BAY	11/29/22	\$0	QC	14-INTO/OUT OF TRUS	\$0	\$79,800	#DIV/0!	\$159,511	\$5,148	(\$5,148)	\$223,427	(0.023)	3,194	(\$1.61)	043	95.4185	1.5 STORY	\$5,148		NEIGHBORHOOD	401	
043-001-000-6100-01	3089 BAY	05/29/22	\$0	QC	21-NOT USED/OTHER	\$0	\$18,800	#DIV/0!	\$37,662	\$2,574	(\$2,574)	\$53,569	(0.048)	320	(\$8.04)	043	97.9194	ONE STORY	\$2,574		NEIGHBORHOOD	401	
043-001-000-6110-00	3092 PHELPS	05/29/22	\$0	QC	21-NOT USED/OTHER	\$0	\$18,800	#DIV/0!	\$37,662	\$2,574	(\$2,574)	\$53,569	(0.048)	320	(\$8.04)	043	97.9194	ONE STORY	\$2,574		NEIGHBORHOOD	401	
043-001-000-6500-00	3141 PHELPS	01/25/22	\$0	QC	09-FAMILY	\$0	\$41,100	#DIV/0!	\$82,299	\$3,861	(\$3,861)	\$119,753	(0.032)	2,184	(\$1.77)	043	96.3385	TWO STORY	\$3,861		NEIGHBORHOOD	401	
043-001-000-7500-00	3267 BAY	01/28/22	\$0	QC	09-FAMILY	\$0	\$23,900	#DIV/0!	\$47,708	\$2,574	(\$2,574)	\$68,907	(0.037)	938	(\$2.77)	043	96.8499	ONE STORY	\$2,574		NEIGHBORHOOD		