

2024 BURDELL VILLAGE OF TUSTIN ECF

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
44 024 009 01	211 MAPLE ST	04/29/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$30,800	68.44	\$78,360	\$4,220	\$40,780	\$87,042	0.469	1,624	\$25.11	4200	42.6420
44 025 010 00	108 MCGOVERN CT	05/09/22	\$78,100	WD	03-ARM'S LENGTH	\$78,100	\$33,100	42.38	\$86,519	\$7,798	\$70,302	\$92,420	0.761	1,729	\$40.66	4200	13.4252
44 025 014 00	104 MICHIGAN AVE	07/30/21	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$35,300	53.48	\$91,535	\$8,262	\$57,738	\$97,765	0.591	1,279	\$45.14	4200	30.4346
44 025 015 00	211 S NEILSON ST	07/07/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$35,400	26.22	\$89,255	\$13,381	\$121,619	\$89,078	1.365	1,790	\$67.94	4200	47.0382
44 100 020 00	218 S HOWARD ST	08/31/22	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$45,800	30.95	\$116,067	\$14,575	\$133,425	\$119,154	1.120	2,103	\$63.45	4200	22.4841
44 200 008 00	205 E CHURCH ST	04/16/21	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$31,600	31.29	\$82,085	\$6,428	\$94,572	\$88,823	1.065	1,206	\$78.42	4200	16.9794
Totals:			\$573,100			\$573,100	\$212,000		\$543,821		\$518,436	\$574,282			\$53.45		0.7827
									Sale. Ratio =>	36.99	E.C.F. =>		0.903	Std. Deviation=>		0.344420155	
									Std. Dev. =>	16.23	Ave. E.C.F. =>		0.895	Ave. Variance=>		28.8339	Coefficient of Var=>
Market shows to use an range between .368 & 1.365																	
44 025 009 00	113 E BREMER ST	05/16/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$20,100	80.40	\$51,639	\$4,747	\$20,253	\$55,052	0.368	1,662	\$12.19	4200	52.7042
44 024 007 00	207 E HEMLOCK ST	12/29/22	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$45,900	79.14	\$116,212	\$9,678	\$48,322	\$125,927	0.384	1,989	\$24.29	4200	51.1197