

Cherry Valley ECF .910

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.	Building Style	Land Table
10-035-040-00	4219 E CREEK WOOD DR	09/08/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$45,700	31.96	\$91,400	\$22,794	\$120,206	\$97,869	1.228	SINGLE FAMILY	RESIDENTIAL CLASS 401 CHERRY VALLEY
10-032-125-10	1850 E US 10	04/07/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$14,500	32.22	\$28,948	\$6,792	\$38,208	\$31,606	1.209	SINGLE FAMILY	RESIDENTIAL CLASS 401 CHERRY VALLEY
10-018-020-10	194 E 20TH ST	10/05/22	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$47,400	32.24	\$94,798	\$7,473	\$139,527	\$124,572	1.120	SINGLE FAMILY	RESIDENTIAL CLASS 401 CHERRY VALLEY
10-018-004-72	970 E 20TH ST	07/20/22	\$162,900	WD	03-ARM'S LENGTH	\$162,900	\$53,100	32.60	\$106,100	\$14,400	\$148,500	\$130,813	1.135	SINGLE FAMILY	RESIDENTIAL CLASS 401 CHERRY VALLEY
10-033-025-02	2940 E 44TH ST	10/04/21	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$56,700	33.85	\$113,323	\$38,481	\$129,019	\$107,223	1.203	SINGLE FAMILY	RESIDENTIAL CLASS 401 CHERRY VALLEY
10-033-110-00	2674 E US 10	09/30/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$39,400	35.50	\$78,835	\$12,739	\$98,261	\$83,455	1.177	SINGLE FAMILY	RESIDENTIAL CLASS 401 CHERRY VALLEY
10-034-018-52	3864 E US 10	12/22/21	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$73,400	37.84	\$146,779	\$71,991	\$122,009	\$106,688	1.144	SINGLE FAMILY	RESIDENTIAL CLASS 401 CHERRY VALLEY
10-035-035-21	4103 E 40TH ST	08/31/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$37,400	39.37	\$74,718	\$15,957	\$79,043	\$83,825	0.943	SINGLE FAMILY	RESIDENTIAL CLASS 401 CHERRY VALLEY
10-035-058-02	5821 S QUEENS HWY	08/04/23	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$118,900	45.91	\$237,835	\$79,513	\$179,487	\$199,902	0.898	SINGLE FAMILY	RESIDENTIAL CLASS 401 CHERRY VALLEY
10-035-058-02	5821 S QUEENS HWY	11/05/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$100,100	48.83	\$200,148	\$70,727	\$134,273	\$184,623	0.727	SINGLE FAMILY	RESIDENTIAL CLASS 401 CHERRY VALLEY
10-034-004-15	3133 E 40TH ST	09/24/22	\$37,900	LC	03-ARM'S LENGTH	\$37,900	\$24,900	65.70	\$49,832	\$34,028	\$3,872	\$22,545	0.172	SINGLE FAMILY	RESIDENTIAL CLASS 401 CHERRY VALLEY
10-029-007-50	1514 E 40TH ST	01/25/23	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$67,600	77.70	\$135,175	\$11,000	\$76,000	\$156,787	0.485	SINGLE FAMILY	RESIDENTIAL CLASS 401 CHERRY VALLEY
10-035-034-00	5005 S KINGS HWY	01/10/22	\$59,900	QC	33-TO BE DETERMINED	\$59,900	\$49,900	83.31	\$99,864	\$9,761	\$50,139	\$128,535	0.390	SINGLE FAMILY	RESIDENTIAL CLASS 401 CHERRY VALLEY
Totals:			\$1,714,200			\$1,714,200	\$729,000		\$1,457,755		\$1,318,544	\$1,458,442			
								Sale. Ratio =>	42.53			E.C.F. =>	0.904		
								Std. Dev. =>	18.07			Ave. E.C.F. =>	0.910		