

FAIRVIEW, MAYWOOD, RUSSELL SUBS ECF TABLES 2025

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.
030-050-600-150-00	3739 SECOND ST	04/28/23	\$166,250	PTA	19-MULTI PARCEL ARM'S LENGTH	\$166,250	\$80,800	48.60	\$171,747	\$53,377	\$112,873	\$106,448	1.060
030-050-600-750-01	12906 ONEIDA AVE	09/16/22	\$156,400	WD	03-ARM'S LENGTH	\$156,400	\$60,200	38.49	\$154,086	\$16,911	\$139,489	\$123,359	1.131
030-074-602-020-00	12964 FRANKLIN ST	12/07/23	\$150,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$62,900	41.93	\$141,880	\$51,153	\$98,847	\$82,012	1.205
030-074-602-090-01	3871 CLIFF ST	10/27/22	\$123,600	PTA	03-ARM'S LENGTH	\$123,600	\$81,800	66.18	\$127,271	\$31,908	\$91,692	\$85,758	1.069
030-076-600-030-00	4898 BURT AVE	04/20/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$85,700	46.32	\$183,803	\$44,064	\$140,936	\$125,665	1.122
030-076-600-120-00	4735 BURT AVE	10/27/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$101,000	42.98	\$214,504	\$49,358	\$185,642	\$148,513	1.250
Totals:			\$1,016,250			\$1,016,250	\$472,400		\$993,291		\$769,479	\$671,753	
								Sale. Ratio =>	46.48			E.C.F. =>	1.145
								Std. Dev. =>	9.84			Ave. E.C.F. =>	1.140

Orig ECF	1.111	Used:	1.145
Orig St Dev	0.128		
Min ECF	0.919		
Max ECF	1.303		

NOT USED

030-050-600-720-01	12878 ONEIDA AVE	06/22/23	\$12,000	PTA	03-ARM'S LENGTH	\$12,000	\$47,400	395.00	\$119,038	\$16,911	(\$4,911)	\$91,841	(0.053)
030-050-600-720-01	12878 ONEIDA AVE	11/09/23	\$30,000	PTA	03-ARM'S LENGTH	\$30,000	\$47,400	158.00	\$119,038	\$16,911	\$13,089	\$91,841	0.143
030-050-600-361-00	12804 GEORGIA AVE	05/16/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$71,600	71.60	\$123,086	\$23,751	\$76,249	\$89,330	0.854