

2023 ECF TABLE SBN SUBURBAN NORTH

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 Max. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Dep.
20-003-048-20	3507 64TH ST	05/24/21	\$373,400	WD	03-ARM'S LENGTH	\$373,400	\$444,200	37.31	\$316,201	\$62,708	\$310,700	\$258,556	1.202	1,244	\$241.98	SBN	17.9669	1.5 STORY	RES 1 FAMILY	\$52,200	No	///		SBN - SUBURBAN NORTH	401	91
20-003-055-10	3490 65TH ST	10/14/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$202,100	31.09	\$450,505	\$117,024	\$532,976	\$340,065	1.567	1,532	\$347.90	SBN	54.5038	1 STORY	RES 1 FAMILY	\$100,000	No	///		SBN - SUBURBAN NORTH	401	92
20-003-076-60	3445 BLUE STAR HWY	06/17/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$162,500	50.78	\$372,059	\$95,743	\$224,257	\$281,772	0.796	2,351	\$95.39	SBN	22.6355	2 STORY	RES 1 FAMILY	\$84,704	No	///		SBN - SUBURBAN NORTH	401	82
20-003-095-50	6421 134TH AVE	10/25/21	\$260,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$260,000	\$120,200	46.23	\$282,881	\$107,885	\$152,115	\$149,388	1.018	1,978	\$76.90	SBN	0.3985	2 STORY	RES 1 FAMILY	\$96,980	No	///	20-003-095-60	SBN - SUBURBAN NORTH	401	61
20-010-001-01	6438 134TH AVE	11/20/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	50	0.00	\$251,419	\$70,315	\$189,685	\$384,680	1.027	2,720	\$69.74	SBN	0.4865	2 STORY	RES 1 FAMILY	\$55,575	No	///		SBN - SUBURBAN NORTH	401	65
20-090-003-00	3365 CLEARVIEW LANE	01/25/21	\$449,800	WD	19-MULTI PARCEL ARM'S LENGTH	\$449,800	\$199,300	44.09	\$487,837	\$129,107	\$320,693	\$309,829	1.035	1,746	\$183.67	SBN	1.2828	1 STORY	RES 1 FAMILY	\$115,000	No	///	20-090-002-00	SBN - SUBURBAN NORTH	401	89
20-090-008-00	3353 CLEARVIEW LN	12/21/20	\$364,500	WD	03-ARM'S LENGTH	\$364,500	\$180,200	35.72	\$364,076	\$66,870	\$297,630	\$303,074	0.982	2,142	\$138.95	SBN	4.0200	1.5 STORY	RES 1 FAMILY	\$60,000	No	///		SBN - SUBURBAN NORTH	401	89
20-090-014-00	3341 CLEARVIEW LN	04/16/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$216,800	57.81	\$465,053	\$62,805	\$312,195	\$410,190	0.761	2,613	\$119.48	SBN	26.1138	1.75 STORY	RES 1 FAMILY	\$50,000	No	///		SBN - SUBURBAN NORTH	401	85
20-105-004-00	3439 CLEARBROOK CT	11/24/21	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$276,900	40.42	\$630,507	\$63,999	\$621,001	\$577,693	1.075	1,890	\$328.57	SBN	5.2730	1 STORY	RES 1 FAMILY	\$62,270	No	///		SBN - SUBURBAN NORTH	401	95
20-110-003-00	3359 CLEARBROOK GREEN	10/15/21	\$557,240	WD	03-ARM'S LENGTH	\$557,240	\$192,100	34.47	\$465,136	\$84,368	\$472,872	\$388,286	1.218	2,096	\$225.63	SBN	19.5608	1.5 STORY	RES DUPLEX	\$80,000	No	///		SBN - SUBURBAN NORTH	401	91
20-110-006-00	3367 CLEARBROOK GREEN	10/28/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$191,900	35.54	\$446,652	\$83,750	\$456,250	\$370,067	1.233	2,136	\$213.60	SBN	21.0647	1.5 STORY	RES DUPLEX	\$80,000	No	///		SBN - SUBURBAN NORTH	401	90
20-110-007-00	3368 CLEARBROOK GREEN	10/25/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$154,900	48.41	\$349,753	\$85,215	\$234,785	\$269,761	0.870	1,765	\$133.02	SBN	15.1893	1.5 STORY	RES DUPLEX	\$80,000	No	///		SBN - SUBURBAN NORTH	401	89
20-110-011-00	3378 CLEARBROOK GREEN	10/30/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$160,700	47.26	\$328,393	\$86,269	\$253,731	\$246,905	1.028	1,765	\$143.76	SBN	0.5411	1.5 STORY	RES DUPLEX	\$80,000	No	///		SBN - SUBURBAN NORTH	401	89
20-110-012-00	3376 CLEARBROOK GREEN	03/03/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$155,300	49.30	\$318,038	\$86,269	\$228,731	\$236,345	0.968	1,765	\$129.59	SBN	5.4453	1.5 STORY	RES DUPLEX	\$80,000	No	///		SBN - SUBURBAN NORTH	401	88
20-110-016-00	3338 CLEARBROOK GREEN	10/22/21	\$545,700	WD	03-ARM'S LENGTH	\$545,700	\$217,700	39.89	\$517,202	\$85,863	\$459,837	\$439,856	1.045	2,860	\$160.78	SBN	2.3151	1.5 STORY	RES DUPLEX	\$80,000	No	///		SBN - SUBURBAN NORTH	401	89
20-110-019-00	3356 CLEARBROOK GREEN	06/17/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$159,900	42.64	\$371,127	\$83,945	\$291,055	\$292,852	0.944	1,777	\$163.79	SBN	2.8374	1.5 STORY	RES CONDO	\$80,000	No	///		SBN - SUBURBAN NORTH	401	92
20-110-020-00	3358 CLEARBROOK GREEN #20	11/18/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$158,500	45.29	\$359,092	\$83,945	\$266,055	\$280,580	0.998	1,772	\$150.14	SBN	7.4003	1.5 STORY	RES DUPLEX	\$80,000	No	///		SBN - SUBURBAN NORTH	401	92
20-165-012-00	3348 GASLIGHT LN	09/30/20	\$874,900	WD	03-ARM'S LENGTH	\$874,900	\$265,900	30.39	\$772,807	\$278,729	\$596,171	\$422,254	1.412	1,706	\$349.46	SBN	38.9642	1 STORY	RES 1 FAMILY	\$160,000	No	///	20-165-013-01	SBN - SUBURBAN NORTH	401	93
20-180-007-00	3538 SHARON LN	05/17/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$163,700	48.87	\$368,874	\$53,111	\$281,899	\$321,998	0.875	1,654	\$170.43	SBN	14.6798	TRH-LEVEL	RES 1 FAMILY	\$40,000	No	///		SBN - SUBURBAN NORTH	401	88
20-180-023-00	3547 SANDRA LN	10/15/21	\$389,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$389,900	\$119,300	30.60	\$272,352	\$46,773	\$343,627	\$236,755	1.515	1,936	\$177.49	SBN	49.3171	BL-LEVEL	RES 1 FAMILY	\$38,769	No	///	20-003-043-20	SBN - SUBURBAN NORTH	401	87
20-180-026-00	3541 SANDRA LANE	10/13/21	\$320,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$320,000	\$109,100	34.09	\$248,689	\$51,793	\$268,207	\$196,195	1.367	2,088	\$128.45	SBN	34.4808	1 STORY	RES 1 FAMILY	\$44,500	No	///	20-003-043-60	SBN - SUBURBAN NORTH	401	78
20-250-017-00	6044 DESTIN COURT	09/25/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$179,100	43.68	\$470,393	\$60,003	\$349,997	\$418,493	0.836	1,759	\$198.97	SBN	18.5909	1 STORY	RES 1 FAMILY	\$53,280	No	///		SBN - SUBURBAN NORTH	401	93
20-250-022-00	6424 DESTIN COURT	08/07/20	\$331,500	WD	03-ARM'S LENGTH	\$331,500	\$151,700	45.76	\$400,871	\$46,542	\$284,958	\$361,325	0.789	1,368	\$208.30	SBN	23.3589	1 STORY	RES 1 FAMILY	\$40,000	No	///		SBN - SUBURBAN NORTH	401	91
20-250-031-00	6408 PALMETTO CT	11/06/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,400	39.13	\$303,479	\$53,191	\$246,809	\$325,230	0.967	1,369	\$180.28	SBN	5.5230	1 STORY	RES 1 FAMILY	\$48,250	No	///		SBN - SUBURBAN NORTH	401	93
20-250-035-00	6422 PALMETTO COURT	12/08/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$118,100	41.44	\$305,314	\$46,208	\$238,792	\$264,222	0.904	2,002	\$119.28	SBN	11.8481	1 STORY	RES 1 FAMILY	\$41,200	No	///		SBN - SUBURBAN NORTH	401	92
20-285-010-00	6422 HAWTHORNE COURT	02/21/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$269,300	47.66	\$602,650	\$108,690	\$456,310	\$503,713	0.906	2,434	\$187.47	SBN	11.6344	2 STORY	RESIDENTIAL	\$101,750	No	///		SBN - SUBURBAN NORTH	401	90
20-290-007-00	3486 WKAMA WAY	09/22/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$175,100	42.19	\$394,362	\$60,778	\$354,222	\$340,170	1.041	1,500	\$236.15	SBN	1.9071	1 STORY	RES 1 FAMILY	\$44,516	No	///		SBN - SUBURBAN NORTH	401	92
20-290-014-00	6432 OTOTEMAN TR	07/02/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$209,200	48.65	\$471,084	\$59,429	\$370,571	\$419,783	0.883	1,440	\$297.34	SBN	13.9468	1 STORY	RES 1 FAMILY	\$50,000	No	///		SBN - SUBURBAN NORTH	401	92
20-290-021-00	6409 OTOTEMAN TR	10/30/20	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$24,900	4.74	\$559,324	\$51,300	\$478,676	\$518,238	0.914	2,128	\$222.59	SBN	10.8218	1 STORY	RES VAC	\$51,300	No	///		SBN - SUBURBAN NORTH	401	91
20-290-024-00	6402 OTOTEMAN TRAIL	02/19/21	\$579,000	WD	03-ARM'S LENGTH	\$579,000	\$235,300	40.64	\$621,472	\$70,426	\$508,574	\$561,926	0.905	2,132	\$238.54	SBN	11.7182	1 STORY	RES 1 FAMILY	\$51,809	No	///		SBN - SUBURBAN NORTH	401	91
20-343-016-00	3528 KEPPEL LN	01/28/21	\$401,500	WD	03-ARM'S LENGTH	\$401,500	\$161,700	40.27	\$426,200	\$49,393	\$352,107	\$384,247	0.916	1,465	\$240.35	SBN	10.5880	1 STORY	RES 1 FAMILY	\$47,360	No	///		SBN - SUBURBAN NORTH	401	95
20-343-018-00	3523 KEPPEL LN	02/25/21	\$394,000	WD	03-ARM'S LENGTH	\$394,000	\$166,400	42.23	\$435,073	\$60,215	\$333,785	\$382,259	0.873	1,732	\$192.72	SBN	14.9047	2 STORY	RES 1 FAMILY	\$58,275	No	///		SBN - SUBURBAN NORTH	401	96
20-344-031-00	6556 SANCTUARY LN	11/29/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$206,800	38.28	\$461,794	\$56,608	\$478,392	\$413,186	1.158	1,785	\$268.01	SBN	13.5576	1.5 STORY	RES 1 FAMILY	\$43,500	No	///		SBN - SUBURBAN NORTH	401	95
20-391-009-00	6555 OLD SINGAPORE TR	08/20/20	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$157,700	30.62	\$444,930	\$72,678	\$442,322	\$379,602	1.165	1,444	\$306.32	SBN	14.2989	1 STORY	RES 1 FAMILY	\$68,500	No	///		SBN - SUBURBAN NORTH	401	96
20-391-011-00	6549 OLD SINGAPORE TR	08/10/20	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$158,400	32.66	\$473,262	\$72,186	\$412,814	\$408,995	1.009	1,444	\$285.88	SBN	1.2899	1 STORY	RES VAC	\$68,500	No	///		SBN - SUBURBAN NORTH	402	96
20-391-012-00	6548 OLD SINGAPORE TR	03/01/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$202,600	46.05	\$438,608	\$70,986	\$369,014	\$374,880	0.984	1,977	\$186.65	SBN	3.7886	1.5 STORY	RES DUPLEX	\$68,500	No	///		SBN - SUBURBAN NORTH	401	94
20-391-014-00	6540 OLD SINGAPORE TR	10/15/20	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$156,400	39.80	\$499,013	\$71,913	\$321,087	\$384,546	0.835	1,956	\$194.15	SBN	18.7259	1.5 STORY	RES DUPLEX	\$68,500	No	///		SBN - SUBURBAN NORTH	401	92
20-391-015-00	6538 OLD SINGAPORE TR	10/30/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$206,900	47.02	\$478,138	\$78,594	\$361,406	\$407,433	0.887	2,085	\$173.34	SBN	13.5204	1.5 STORY	RES DUPLEX	\$75,350	No	///		SBN - SUBURBAN NORTH	401	92
20-391-022-00	6509 OLD SINGAPORE TR	09/29/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$240,300	49.55	\$495,284	\$72,440	\$412,560	\$431,193	0.957	1,556	\$265.14	SBN	6.5449	1 STORY	RES DUPLEX	\$68,500	No	///		SBN - SUBURBAN NORTH	401	97
<b>Totals:</b>			<b>\$16,929,440</b>			<b>\$16,929,440</b>	<b>\$6,622,500</b>		<b>\$16,670,204</b>		<b>\$13,881,852</b>	<b>\$13,716,481</b>			<b>\$196.93</b>		<b>1.0180</b>									
			<b>Sale Ratio =&gt;</b>			<b>39.18</b>			<b>E.C.F. =&gt;</b>		<b>1.012</b>				<b>Std. Deviation=&gt;</b>		<b>0.192</b>									
			<b>Std. Dev. =&gt;</b>			<b>10.93</b>			<b>Ave. E.C.F. =&gt;</b>		<b>1.022</b>				<b>Ave. Variance=&gt;</b>		<b>14.1295</b>		<b>Coefficient of Var=&gt;</b>					<b>13.82210126</b>		

USED 1.012

20-003-034-00	3495 65TH ST	07/01/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$67,500	29.74	\$149,497	\$45,730	\$181,270	\$105,816	1.713	856	\$211.76	SBN	171.3071	1 STORY	RES 1 FAMILY	\$40,000	No	///		SBN - SUBURBAN NORTH	401	82
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NOT USED