

4100 Hillcrest Orchards East ECF Analysis 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.	Floor Area	\$/Sq.Ft.
09 165 016 00	3097 W STEIN RD	06/23/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$118,900	48.14	\$252,140	\$105,514	\$141,486	\$146,042	0.969	2,080	\$68.02
09 165 022 00	3027 W STEIN RD	02/10/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$77,400	44.23	\$213,282	\$90,407	\$84,593	\$122,385	0.691	1,654	\$51.14
09 165 070 01	12837 A ST	08/10/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$55,900	34.94	\$115,855	\$33,210	\$126,790	\$82,316	1.540	888	\$142.78
09 165 097 00	2820 SECOND ST	06/30/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$81,200	37.77	\$219,613	\$90,775	\$124,225	\$128,325	0.968	1,052	\$118.08
09 165 099 00	2838 SECOND ST	12/28/22	\$144,200	WD	03-ARM'S LENGTH	\$144,200	\$52,200	36.20	\$154,333	\$89,745	\$54,455	\$64,331	0.846	880	\$61.88
09 165 108 01	12936 C ST	07/25/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$143,000	42.06	\$366,071	\$67,747	\$272,253	\$297,135	0.916	2,304	\$118.17
09 165 147 00	2949 SECOND ST	11/10/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$51,300	28.50	\$139,263	\$56,165	\$123,835	\$82,767	1.496	1,081	\$114.56
09 165 171 00	12829 C ST	05/18/23	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$63,300	34.97	\$145,049	\$82,110	\$98,890	\$62,688	1.577	840	\$117.73
09 165 196 00	3029 THIRD ST	11/10/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$110,800	39.57	\$294,522	\$67,422	\$212,578	\$226,195	0.940	1,594	\$133.36
09 165 199 10	2957 THIRD ST	06/01/23	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$38,400	34.29	\$83,318	\$36,968	\$75,032	\$46,165	1.625	484	\$155.02
09 165 202 00	2925 THIRD ST	05/23/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,000	44.58	\$228,452	\$98,980	\$141,020	\$128,956	1.094	1,440	\$97.93
09 165 204 00	2869 THIRD ST	06/16/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$157,700	36.25	\$410,942	\$94,056	\$340,944	\$315,624	1.080	2,664	\$127.98
Totals:			\$2,709,200			\$2,709,200	\$1,057,100		\$2,622,840		\$1,796,101	\$1,702,929			\$108.89
								Sale. Ratio =>	39.02			E.C.F. =>	1.055	Std. Deviation=>	
								Std. Dev. =>	5.48			Ave. E.C.F. =>	1.145	Ave. Variance=>	

After Analysis, Used 1.055 ECF for 2025

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 Depr.	Site Characteristics	Access	Water Supply
4100	17.6498	TRI-LEVEL		\$96,100	No	/ /		HILLCREST ORCHARDS WEST	401	50			
4100	45.4101	2 STORY		\$89,745	No	/ /		HILLCREST ORCHARDS WEST	401	49			
4100	39.4986	RANCH		\$30,480	No	/ /		HILLCREST ORCHARDS WEST	401	45			
4100	17.7250	RANCH		\$81,310	No	/ /		HILLCREST ORCHARDS WEST	401	48			
4100	29.8817	RANCH		\$89,745	No	/ /		HILLCREST ORCHARDS WEST	401	45			
4100	22.9044	2 STORY		\$49,113	No	/ /		HILLCREST ORCHARDS WEST	401	71			
4100	35.0887	1.25 STORY		\$55,724	No	/ /		HILLCREST ORCHARDS WEST	401	48			
4100	43.2186	RANCH		\$78,826	No	/ /		HILLCREST ORCHARDS WEST	401	45			
4100	20.5504	RANCH		\$67,422	No	/ /		HILLCREST ORCHARDS WEST	401	72			
4100	47.9986	RANCH		\$35,224	No	/ /		HILLCREST ORCHARDS WEST	401	45			
4100	5.1753	RANCH		\$88,720	No	/ /		HILLCREST ORCHARDS WEST	401	56			
4100	6.5079	2 STORY		\$79,266	No	/ /		HILLCREST ORCHARDS WEST	401	75			

9.0590

0.32417477

27.6341 Coefficient of Var=> 24.1281986

Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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