

City of Alma 2026 Residential ECF Analysis - 4003 (Michigan Ave)																					
Parcel Number	Street Address	Sale Date	Sale Price	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 (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
51-354-824-00	409 HIGHLAND	08/23/24	\$160,000	19-MULTI PARCEL AR	\$160,000	\$87,000	54.38	\$166,481	\$52,349	\$107,651	\$135,895	0.792	1,352	\$79.62	4003	15.1316	Modular	\$51,892	51-354-825-00	4003 - MICHIGAN AVE RESIDENTIAL	401
51-353-009-00	133 CAROLINA	01/23/25	\$68,000	03-ARM'S LENGTH	\$68,000	\$43,700	64.26	\$83,117	\$9,367	\$58,633	\$73,750	0.795	774	\$75.75	4003	14.8457	1 1/2 STORY	\$8,080		4003 - MICHIGAN AVE RESIDENTIAL	401
51-354-025-00	732 BRIDGE	10/18/23	\$107,000	03-ARM'S LENGTH	\$107,000	\$45,600	42.62	\$120,352	\$4,163	\$102,837	\$116,189	0.885	1,120	\$91.82	4003	5.8397	2-UNIT	\$4,113		4003 - MICHIGAN AVE RESIDENTIAL	401
51-354-754-00	1007 MICHIGAN	02/13/25	\$88,900	11-FROM LENDING IN	\$88,900	\$47,400	53.32	\$99,857	\$4,164	\$84,736	\$95,693	0.885	1,184	\$71.57	4003	5.7982	2 STORY	\$3,485		4003 - MICHIGAN AVE RESIDENTIAL	401
51-354-082-00	1320 MICHIGAN	03/01/24	\$24,500	03-ARM'S LENGTH	\$24,500	\$12,700	51.84	\$26,431	\$8,961	\$15,539	\$17,470	0.889	1,008	\$15.42	4003	5.4013	1 1/2 STORY	\$6,280		4003 - MICHIGAN AVE RESIDENTIAL	401
51-354-311-00	744 PENNSYLVANIA	08/04/23	\$126,140	03-ARM'S LENGTH	\$126,140	\$59,600	47.25	\$136,069	\$9,940	\$116,200	\$126,129	0.921	1,120	\$103.75	4003	2.2201	1 STORY	\$7,600		4003 - MICHIGAN AVE RESIDENTIAL	401
51-354-503-00	603 REPUBLIC	02/02/24	\$87,000	03-ARM'S LENGTH	\$87,000	\$40,600	46.67	\$86,462	\$13,331	\$73,669	\$73,131	1.007	858	\$85.86	4003	6.3876	1 1/2 STORY	\$10,022		4003 - MICHIGAN AVE RESIDENTIAL	401
51-354-299-00	749 MASSACHUSETTS	05/30/24	\$165,000	03-ARM'S LENGTH	\$165,000	\$78,400	47.52	\$160,942	\$10,121	\$154,879	\$150,821	1.027	1,416	\$109.38	4003	8.3426	2 STORY	\$9,800		4003 - MICHIGAN AVE RESIDENTIAL	401
51-353-014-00	111 CAROLINA	10/18/24	\$100,000	03-ARM'S LENGTH	\$100,000	\$46,100	46.10	\$95,767	\$15,804	\$84,196	\$79,963	1.053	960	\$87.70	4003	10.9456	2 STORY	\$4,040		4003 - MICHIGAN AVE RESIDENTIAL	401
51-354-326-00	720 PENNSYLVANIA	04/14/23	\$60,000	03-ARM'S LENGTH	\$60,000	\$27,700	46.17	\$57,157	\$6,138	\$53,862	\$51,019	1.056	576	\$93.51	4003	11.2244	1 STORY	\$5,677		4003 - MICHIGAN AVE RESIDENTIAL	401
51-354-513-00	531 REPUBLIC	08/08/24	\$110,000	03-ARM'S LENGTH	\$110,000	\$44,500	40.45	\$91,438	\$5,011	\$104,989	\$86,427	1.215	1,200	\$87.49	4003	27.1290	2 STORY	\$5,011		4003 - MICHIGAN AVE RESIDENTIAL	401
51-354-514-00	527 REPUBLIC	05/01/24	\$127,500	03-ARM'S LENGTH	\$127,500	\$50,500	39.61	\$105,463	\$5,174	\$122,326	\$100,289	1.220	1,166	\$104.91	4003	27.6254	2 STORY	\$4,952		4003 - MICHIGAN AVE RESIDENTIAL	401
53-700-017-00	801 MICHIGAN	12/28/23	\$50,000	03-ARM'S LENGTH	\$50,000	\$28,300	56.60	\$65,650	\$16,923	\$33,077	\$63,695	0.519	725	\$45.62	4009	42.4181	ONE STORY	\$12,672		4009 MICHIGAN AVENUE RESIDENTIAL	401
		<b>Totals:</b>	<b>\$1,274,040</b>		<b>\$1,274,040</b>	<b>\$612,100</b>		<b>\$1,295,186</b>		<b>\$1,112,594</b>	<b>\$1,170,471</b>			<b>\$80.95</b>		<b>0.7072</b>					
							<b>Sale. Ratio =&gt;</b>	<b>48.04</b>		<b>E.C.F. =&gt;</b>	<b>0.951</b>			<b>Std. Deviation =&gt;</b>	<b>0.27439</b>						
							<b>Std. Dev. =&gt;</b>	<b>6.93</b>	<b>Used</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.943</b>			<b>Ave. Variance=&gt;</b>	<b>14.1007</b>	<b>Coefficient</b>	<b>14.9454285</b>				
<b>Outliers</b>																					
51-354-821-00	1219 PLUM	03/27/25	\$75,000	03-ARM'S LENGTH	\$75,000	\$63,200	84.27	\$116,103	\$16,579	\$58,421	\$99,524	0.587	1,144	\$51.07	4003	35.6476	Modular	\$15,189		4003 - MICHIGAN AVE RESIDENTIAL	401
51-353-025-00	134 CAROLINA	10/19/23	\$183,000	19-MULTI PARCEL AR	\$183,000	\$83,100	45.41	\$218,897	\$79,284	\$103,716	\$155,992	0.665	1,352	\$76.71	4003	27.8601	1 STORY	\$78,630	51-353-028-00	4003 - MICHIGAN AVE RESIDENTIAL	401
51-354-326-00	720 PENNSYLVANIA	12/20/23	\$75,000	03-ARM'S LENGTH	\$75,000	\$27,700	36.93	\$57,157	\$6,138	\$68,862	\$51,019	1.350	576	\$119.55	4003	40.6252	1 STORY	\$5,677		4003 - MICHIGAN AVE RESIDENTIAL	401
51-354-333-00	1717 HICKORY	05/28/24	\$132,800	03-ARM'S LENGTH	\$132,800	\$48,000	36.14	\$88,905	\$10,520	\$122,280	\$78,385	1.560	902	\$135.57	4003	61.6512	1+ STORY	\$10,520		4003 - MICHIGAN AVE RESIDENTIAL	401
The City of St. Louis is included in this analysis due to Michigan Ave running between the two cities and similar properties.																					