

City of Alma 2026 Residential ECF Analysis - 4005 (Park Place West)																									
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.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.		
51-333-271-00	514 VIRGINIA	08/09/24	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$179,500	51.43	\$380,553	\$26,253	\$322,747	\$348,720	0.926	3,040	\$106.17	4005	3.4894	1 STORY		\$19,230	4001 - ORIGINAL TOWN	401	74		
51-333-274-00	821 WRIGHT	09/10/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$59,700	37.31	\$137,114	\$7,892	\$152,108	\$127,187	1.196	1,150	\$132.27	4005	23.5528	1 1/4 STORY		\$7,451	4001 - ORIGINAL TOWN	401	65		
51-333-296-10	619 W END	05/26/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$52,700	39.04	\$139,834	\$19,140	\$115,860	\$118,793	0.975	1,800	\$64.37	4005	1.4896	1 STORY		\$18,791	4001 - ORIGINAL TOWN	401	55		
51-333-300-00	529 W END	07/20/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$55,700	38.41	\$138,988	\$16,136	\$128,864	\$120,917	1.066	1,244	\$103.59	4005	10.5308	Bi-Level		\$14,093	4001 - ORIGINAL TOWN	401	70		
51-333-306-00	504 IOWA	09/29/23	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$54,300	39.35	\$138,194	\$15,394	\$122,606	\$120,866	1.014	1,309	\$93.66	4005	5.3983	1 1/4 STORY		\$12,373	4001 - ORIGINAL TOWN	401	65		
51-333-315-00	515 IOWA	08/29/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,800	49.86	\$171,202	\$26,243	\$113,757	\$142,676	0.797	1,514	\$75.14	4005	16.3103	1 STORY		\$25,430	4001 - ORIGINAL TOWN	401	60		
51-333-315-00	515 IOWA	04/14/23	\$137,777	WD	03-ARM'S LENGTH	\$137,777	\$69,800	50.66	\$171,202	\$26,243	\$111,534	\$142,676	0.782	1,514	\$73.67	4005	17.8684	1 STORY		\$25,430	4001 - ORIGINAL TOWN	401	60		
51-333-320-00	516 ORCHARD	10/19/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$59,700	39.80	\$160,921	\$17,400	\$132,600	\$141,261	0.939	1,590	\$83.40	4005	2.1723	1 1/2 STORY		\$17,339	4001 - ORIGINAL TOWN	401	65		
51-333-321-00	520 ORCHARD	07/13/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$49,100	38.36	\$122,399	\$13,902	\$114,098	\$106,788	1.068	768	\$148.57	4005	10.8038	1 STORY		\$13,871	4001 - ORIGINAL TOWN	401	65		
51-344-008-00	302 ELWELL	11/17/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$51,800	30.49	\$150,049	\$12,541	\$157,359	\$135,343	1.163	1,096	\$143.58	4005	20.2261	1 STORY		\$9,909	4001 - ORIGINAL TOWN	401	73		
51-344-023-00	315 ELWELL	03/26/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$77,600	41.95	\$196,844	\$17,928	\$167,072	\$176,098	0.949	1,440	\$116.02	4005	1.1670	1 STORY		\$14,772	4001 - ORIGINAL TOWN	401	55		
51-344-030-00	302 W END	05/24/24	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$51,900	40.23	\$119,171	\$6,816	\$122,184	\$110,586	1.105	1,326	\$92.14	4005	14.4470	2 STORY		\$6,647	4001 - ORIGINAL TOWN	401	60		
51-344-083-00	207 W END	11/02/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$61,300	36.06	\$158,967	\$10,924	\$159,076	\$145,712	1.092	1,451	\$109.63	4005	13.1306	1 1/2 STORY		\$9,828	4001 - ORIGINAL TOWN	401	65		
51-344-796-00	421 PROSPECT	09/30/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$95,100	63.40	\$213,749	\$13,145	\$136,855	\$197,445	0.693	2,920	\$46.87	4005	26.7282	3-UNIT	RENTAL	\$12,608	4001 - ORIGINAL TOWN	401	55		
51-344-808-00	119 W DOWNIE	12/13/24	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$72,700	66.70	\$169,346	\$5,422	\$103,578	\$161,343	0.642	2,116	\$48.95	4005	31.8436	2-UNIT	RENTAL	\$5,184	4001 - ORIGINAL TOWN	401	60		
Totals:			\$2,395,677			\$2,395,677	\$1,060,700			\$2,568,533	\$2,160,298	\$2,296,411			\$95.87		1.9684								
								Sale. Ratio =>	44.28					E.C.F. =>	0.941			Std. Deviation=>	0.16767113						
								Std. Dev. =>	10.21					Ave. E.C.F. =>	0.960			Ave. Variance=>	13.2772			Coefficient of Var=>	13.82448414		