

City of Alma 2026 Residential ECF Analysis - 4006 (Scottish Heights)

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	Land Table	Property Class
51-042-045-00	209 PINEVIEW	10/17/23	\$135,000	03-ARM'S LENGTH	\$135,000	\$70,700	52.37	\$161,399	\$17,611	\$117,389	\$143,788	0.816	1,678	\$69.96	4006	20.0479	Bi-Level	\$17,304	4006 - SCOTTISH HEIGHTS	401
51-333-065-00	915 IOWA	08/04/23	\$222,000	03-ARM'S LENGTH	\$222,000	\$105,300	47.43	\$249,641	\$22,438	\$199,562	\$227,203	0.878	1,726	\$115.62	4006	13.8540	1 STORY	\$19,135	4006 - SCOTTISH HEIGHTS	401
51-333-042-00	1002 GLENCOE	12/20/23	\$190,000	03-ARM'S LENGTH	\$190,000	\$81,700	43.00	\$211,977	\$21,230	\$168,770	\$190,747	0.885	1,526	\$110.60	4006	13.2098	1 STORY	\$18,306	4006 - SCOTTISH HEIGHTS	401
51-333-015-00	950 IOWA	07/11/24	\$360,000	03-ARM'S LENGTH	\$360,000	\$175,400	48.72	\$400,995	\$16,143	\$343,857	\$384,852	0.893	2,072	\$165.95	4006	12.3404	1 STORY	\$13,832	4006 - SCOTTISH HEIGHTS	401
51-042-054-00	194 WESTVIEW	10/27/23	\$255,000	03-ARM'S LENGTH	\$255,000	\$81,800	32.08	\$266,799	\$16,738	\$238,262	\$250,061	0.953	1,635	\$145.73	4006	6.4067	1 STORY	\$16,384	4006 - SCOTTISH HEIGHTS	401
51-042-036-00	197 WESTVIEW	02/06/24	\$213,000	03-ARM'S LENGTH	\$213,000	\$93,400	43.85	\$216,169	\$18,318	\$194,682	\$197,851	0.984	2,038	\$95.53	4006	3.2900	1 STORY	\$16,539	4006 - SCOTTISH HEIGHTS	401
51-333-033-00	955 IOWA	02/09/24	\$143,000	03-ARM'S LENGTH	\$143,000	\$66,600	46.57	\$133,574	\$19,940	\$123,060	\$113,634	1.083	1,050	\$117.20	4006	6.6068	1 STORY	\$17,373	4006 - SCOTTISH HEIGHTS	401
51-042-007-00	823 W SUPERIOR	12/14/23	\$175,000	03-ARM'S LENGTH	\$175,000	\$68,800	39.31	\$160,943	\$13,200	\$161,800	\$147,743	1.095	1,723	\$93.91	4006	7.8263	2 STORY	\$12,627	4006 - SCOTTISH HEIGHTS	401
51-333-259-00	915 FALKIRK	07/26/23	\$168,600	03-ARM'S LENGTH	\$168,600	\$67,900	40.27	\$154,340	\$17,730	\$150,870	\$136,610	1.104	1,004	\$150.27	4006	8.7502	1 STORY	\$16,907	4006 - SCOTTISH HEIGHTS	401
51-333-780-00	1015 WELLESLEY	04/28/23	\$230,000	03-ARM'S LENGTH	\$230,000	\$88,900	38.65	\$203,155	\$32,824	\$197,176	\$170,331	1.158	1,223	\$161.22	4006	14.0722	1 STORY	\$26,786	4006 - SCOTTISH HEIGHTS	401
51-333-803-00	910 W SUPERIOR	03/13/24	\$139,000	03-ARM'S LENGTH	\$139,000	\$51,600	37.12	\$120,876	\$10,918	\$128,082	\$109,958	1.165	1,294	\$98.98	4006	14.7944	1 3/4 STORY	\$9,534	4006 - SCOTTISH HEIGHTS	401
51-333-797-00	425 HARVARD	07/21/23	\$209,400	03-ARM'S LENGTH	\$209,400	\$76,200	36.39	\$179,030	\$17,376	\$192,024	\$161,654	1.188	1,838	\$104.47	4006	17.0988	1 3/4 STORY	\$15,268	4006 - SCOTTISH HEIGHTS	401
		Totals:	\$2,440,000		\$2,440,000	\$1,028,300		\$2,458,898		\$2,215,534	\$2,234,432			\$119.12		2.5340				
						Sale. Ratio =>	42.14		E.C.F. =>	0.992				Std. Deviation =>	0.09813					
						Std. Dev. =>	5.90	Used	Ave. E.C.F. =>	1.017				Ave. Variance =>	11.5248	Coefficient of	11.3334553			
OUTLIERS																				
51-333-790-00	1020 W SUPERIOR	05/15/24	\$300,000	03-ARM'S LENGTH	\$300,000	\$108,200	36.07	\$237,738	\$25,641	\$274,359	\$212,097	1.294	2,266	\$121.08	4006	27.6672	Bi-Level	\$20,947	4006 - SCOTTISH HEIGHTS	401
51-333-040-00	990 GLENCOE	11/27/24	\$160,000	03-ARM'S LENGTH	\$160,000	\$59,000	36.88	\$126,572	\$14,855	\$145,145	\$111,717	1.299	972	\$149.33	4006	28.2338	1 STORY	\$13,874	4006 - SCOTTISH HEIGHTS	401
51-042-032-00	213 WESTVIEW	08/10/23	\$275,000	03-ARM'S LENGTH	\$275,000	\$91,700	33.35	\$212,171	\$16,940	\$258,060	\$195,231	1.322	1,549	\$166.60	4006	30.4936	1 STORY	\$16,539	4006 - SCOTTISH HEIGHTS	401
51-042-058-00	210 WESTVIEW	01/02/24	\$254,900	03-ARM'S LENGTH	\$254,900	\$83,900	32.91	\$196,003	\$18,739	\$236,161	\$177,264	1.332	1,764	\$133.88	4006	31.5373	1 3/4 STORY	\$16,393	4006 - SCOTTISH HEIGHTS	401
51-333-809-00	440 YALE	01/09/24	\$192,000	03-ARM'S LENGTH	\$192,000	\$62,400	32.50	\$146,709	\$16,244	\$175,756	\$130,465	1.347	912	\$192.71	4006	33.0268	1 STORY	\$15,268	4006 - SCOTTISH HEIGHTS	401
51-333-082-00	985 FALKIRK	06/25/24	\$197,000	03-ARM'S LENGTH	\$197,000	\$68,800	34.92	\$146,853	\$20,614	\$176,386	\$126,239	1.397	894	\$197.30	4006	38.0356	1 STORY	\$16,827	4006 - SCOTTISH HEIGHTS	401