

City of Alma 2026 Residential ECF Analysis - 4007 (Golfcrest)

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
51-334-533-10	1224 W SUPERIOR	06/02/23	\$90,000	03-ARM'S LENGTH	\$90,000	\$44,400	49.33	\$101,789	\$23,002	\$66,998	\$78,787	0.850	984	\$68.09	4007	19.0136	1+ STORY	\$23,002	4007 - GOLFCREST	401
51-334-002-00	507 FAIRLANE	06/19/23	\$288,000	03-ARM'S LENGTH	\$288,000	\$124,100	43.09	\$298,427	\$51,646	\$236,354	\$246,781	0.958	2,252	\$104.95	4007	8.2757	2 STORY	\$46,342	4007 - GOLFCREST	401
51-334-524-00	1148 NORTH LAWN	06/10/24	\$285,000	03-ARM'S LENGTH	\$285,000	\$126,100	44.25	\$271,405	\$29,661	\$255,339	\$241,744	1.056	2,070	\$123.35	4007	1.5732	1 STORY	\$27,012	4007 - GOLFCREST	401
51-334-502-00	695 CHARLES	10/21/24	\$200,000	03-ARM'S LENGTH	\$200,000	\$88,800	44.40	\$187,223	\$28,790	\$171,210	\$158,433	1.081	1,364	\$125.52	4007	4.0141	1 STORY	\$25,711	4007 - GOLFCREST	401
51-334-758-00	431 FAIRLANE	07/03/24	\$289,500	03-ARM'S LENGTH	\$289,500	\$120,500	41.62	\$258,596	\$29,715	\$259,785	\$228,881	1.135	1,944	\$133.63	4007	9.4517	1 STORY	\$23,552	4007 - GOLFCREST	401
51-334-257-00	909 CHARLES	05/23/24	\$230,000	03-ARM'S LENGTH	\$230,000	\$94,400	41.04	\$201,093	\$23,757	\$206,243	\$177,336	1.163	1,464	\$140.88	4007	12.2502	1 STORY	\$22,980	4007 - GOLFCREST	401
		Totals:	\$1,382,500		\$1,382,500	\$598,300		\$1,318,533		\$1,195,929	\$1,131,962			\$116.07		1.6005				
							Sale. Ratio =>	43.28		E.C.F. =>	1.057			Std. Deviation=>	0.13743					
							Std. Dev. =>	2.96	Used	Ave. E.C.F. =>	1.041			Ave. Variance=>	9.0964	Coefficient of Var=>	8.742327			
Outliers																				
51-334-773-00	416 FAIRLANE	07/14/23	\$400,000	03-ARM'S LENGTH	\$400,000	\$125,000	31.25	\$305,076	\$45,952	\$354,048	\$259,124	1.366	2,506	\$141.28	4007	32.5822	2 STORY	\$39,624	4007 - GOLFCREST	401
51-334-270-00	520 FAIRLANE	09/22/23	\$230,000	03-ARM'S LENGTH	\$230,000	\$70,000	30.43	\$166,534	\$26,548	\$203,452	\$139,986	1.453	1,789	\$113.72	4007	41.2869	Bi-Level	\$23,169	4007 - GOLFCREST	401