

City of Alma 2026 Residential ECF Analysis - 4013 (Luce)

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
51-323-405-00	1550 N LUCE	05/21/24	\$150,000	03-ARM'S LENGTH	\$150,000	\$82,900	55.27	\$187,971	\$36,667	\$113,333	\$151,304	0.749	1,314	\$86.25	4013	14.0482	1 STORY	\$35,900	4013 - LUCE	401
51-323-401-00	1510 LUCE	08/15/23	\$246,300	03-ARM'S LENGTH	\$246,300	\$120,800	49.05	\$289,666	\$43,810	\$202,490	\$245,856	0.824	2,298	\$88.12	4013	6.5912	1 3/4 STORY	\$35,900	4013 - LUCE	401
51-323-408-00	1525 LUCE	06/26/23	\$262,000	03-ARM'S LENGTH	\$262,000	\$127,700	48.74	\$295,456	\$39,147	\$222,853	\$256,309	0.869	1,756	\$126.91	4013	2.0054	1 STORY	\$35,900	4013 - LUCE	401
51-334-752-00	500 LUCE	02/06/24	\$340,000	03-ARM'S LENGTH	\$340,000	\$147,700	43.44	\$366,571	\$76,009	\$263,991	\$290,562	0.909	2,462	\$107.23	4013	1.9029	1 STORY	\$71,494	4013 - LUCE	401
51-323-401-00	1510 LUCE	12/19/23	\$313,500	03-ARM'S LENGTH	\$313,500	\$120,800	38.53	\$289,666	\$43,810	\$269,690	\$245,856	1.097	2,298	\$117.36	4013	20.7419	1 3/4 STORY	\$35,900	4013 - LUCE	401
		Totals:	\$1,311,800		\$1,311,800	\$599,900		\$1,429,330		\$1,072,357	\$1,189,887			\$105.17		1.1702				
						Sale. Ratio =	45.73		E.C.F. =>	0.901				Std. Deviation=>	0.0425					
						Std. Dev. =>	6.32	Used	Ave. E.C.F. =>	0.890				Ave. Variance=>	9.0579	Coefficient of Var=>	10.1828862			