

2025 OTISCO TOWNSHIP
ELLIS ACRES (NEW DEVELOPMENT)
ECF STUDY

130-140-000-009-00	7840 SIERRA DRIVE	06/17/24	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$27,500	9.33	\$54,799	\$45,661	\$248,238	\$9,184	27.139	943	\$264.20	ELLIS	177.4160	\$45,661	No	140ELLIS	401	96
130-140-000-010-00	7816 SIERRA DRIVE	03/14/24	\$325,900	WD	03-ARM'S LENGTH	\$325,900	\$27,600	8.47	\$55,012	\$44,993	\$280,907	\$10,089	27.697	914	\$307.34	ELLIS	253.2773	\$44,993	No	140ELLIS	401	96
130-140-000-011-00	7798 SIERRA DRIVE	02/26/24	\$319,505	WD	03-ARM'S LENGTH	\$319,505	\$27,100	8.48	\$54,026	\$45,315	\$274,190	\$8,795	31.319	772	\$355.17	ELLIS	595.4445	\$45,315	No	140ELLIS	401	96
130-140-000-014-00	7762 SIERRA DRIVE	02/29/24	\$310,900	WD	03-ARM'S LENGTH	\$310,900	\$50,400	16.21	\$99,874	\$53,780	\$257,120	\$46,328	6.560	1120	\$228.57	ELLIS	1981.4194	\$53,780	No	140ELLIS	401	96
130-140-000-018-00	7771 SIERRA DRIVE	06/30/24	\$316,900	WD	03-ARM'S LENGTH	\$316,900	\$28,500	8.93	\$50,351	\$47,640	\$269,260	\$8,755	30.756	772	\$348.78	ELLIS	539.1324	\$47,640	No	140ELLIS	401	96
130-140-000-019-00	7775 SIERRA DRIVE	07/10/24	\$306,460	WD	03-ARM'S LENGTH	\$306,460	\$28,900	9.43	\$57,582	\$45,729	\$260,731	\$11,913	21.887	1120	\$232.80	ELLIS	347.7407	\$45,729	No	140ELLIS	401	96
130-140-000-023-00	7858 SIERRA DRIVE	07/17/24	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$27,400	8.18	\$54,674	\$45,963	\$288,937	\$8,755	33.003	772	\$374.27	ELLIS	763.8898	\$45,963	No	140ELLIS	401	96
Totals:			\$2,209,465			\$2,209,465	\$217,200			\$432,318	\$1,880,384	\$103,756	18.123		\$301.75	9.461604542	724.1295					
							Sale Ratio =>	9.83				E.C.F. =>										
							Std. Dev. =>	2.84				Ave. E.C.F. =>	25.364			Std. Deviation=>	665.4743					