

2023 110 ECF ANALYSIS 101 STUDY

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-004-300-010-00	616 N MCGREGOR RD	03/16/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000
060-006-300-045-00	536 N BARLOW RD	08/02/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000
101-010-300-005-00	1338 W M-72	06/09/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000




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<b>Totals:</b>	<b>\$505,000</b>	<b>\$505,000</b>
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Mean	0.630373339
Standard Error	0.246008274
Median	0.665217395
Mode	#N/A
Standard Deviation	0.426098829
Sample Variance	0.181560212
Kurtosis	#DIV/0!
Skewness	-0.365524895
Range	0.850057953
Minimum	0.187922334
Maximum	1.037980287
Sum	1.891120017
Count	3

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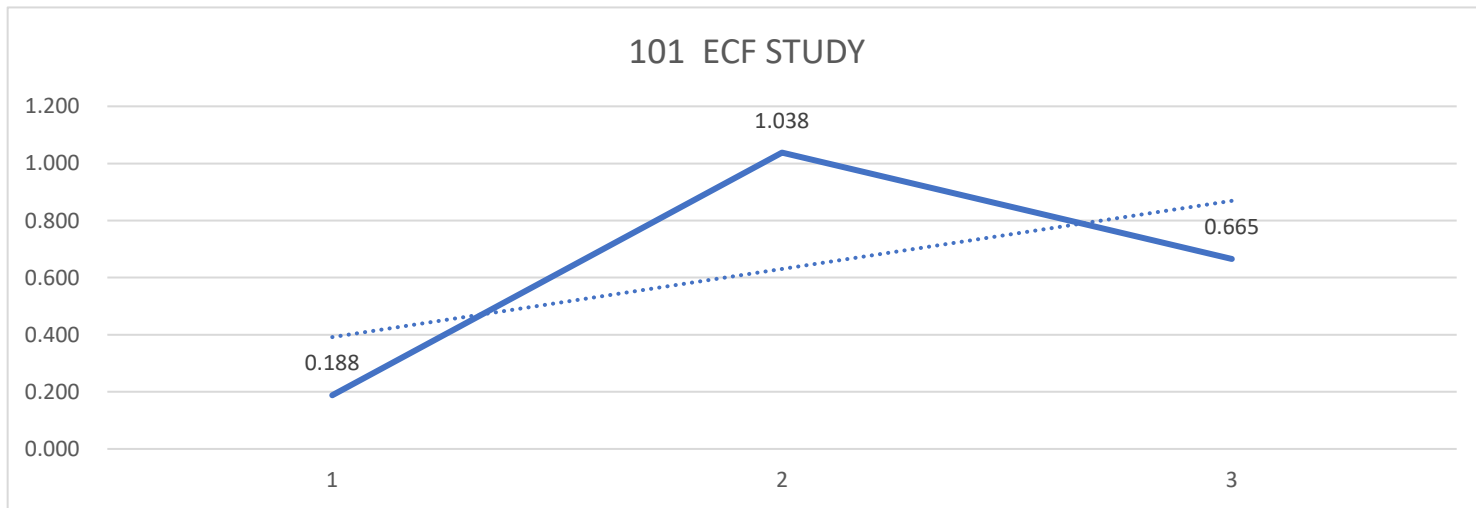
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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$54,900	68.63	\$126,163	\$58,948	\$21,052	\$112,025	0.188	1,144	\$18.40	101
\$85,100	35.46	\$192,393	\$127,175	\$112,825	\$108,697	1.038	1,200	\$94.02	101
\$76,700	41.46	\$180,996	\$126,095	\$58,905	\$88,550	0.665	960	\$61.36	101

<b>\$216,700</b>		<b>\$499,552</b>		<b>\$192,782</b>	<b>\$309,272</b>			<b>\$57.93</b>	
<b>Sale. Ratio =&gt;</b>	<b>42.91</b>				<b>E.C.F. =&gt;</b>	<b>0.623</b>		<b>Std. Deviation=&gt;</b>	<b>0.42609883</b>
<b>Std. Dev. =&gt;</b>	<b>17.67</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.630</b>		<b>Ave. Variance=&gt;</b>	<b>31.0476</b>

WITH ONLY 3 SALES AND 0 IN MITCHELL TWP  
USE .55 ECF



Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
47.5553	RANCH		\$57,299	No	/ /
37.4505	RANCH		\$127,175	No	/ /
8.1370	RANCH		\$126,095	No	/ /




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**0.7031**

**Coefficient of Var=> 49.25269934**

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Other Parcels in Sale	Land Table	Property Class	Building Depr.
	AGRICULTURAL 101	101	64
	AGRICULTURAL 101	101	46
	AGRICULTURAL 101	101	60

