

2023 110 ECF ALALYSIS 201 301 STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-014-400-030-00	250 S US-23	02/23/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000
070-032-400-040-00	1147 N RICHARDSON RD	03/16/21	\$170,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000
070-032-400-043-00	1135 N RICHARDSON RD	03/03/21	\$74,380	WD	03-ARM'S LENGTH	\$74,380
071-001-100-001-00	3989 N F-41	11/01/21	\$55,000	MLC	03-ARM'S LENGTH	\$55,000
102-280-000-001-00	1869 W TRASK LAKE RD	10/13/20	\$20,000	LC	03-ARM'S LENGTH	\$20,000
120-100-015-001-00	117 E MAIN ST	01/21/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000
120-100-017-004-01	301 E MAIN ST	06/24/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000
120-100-017-008-00	109 1ST ST	11/12/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000
120-110-012-205-00	116 1ST ST	02/23/22	\$185,000	MLC	03-ARM'S LENGTH	\$185,000
120-110-012-245-01	116 W CHURCH ST	09/01/20	\$150,000	LC	03-ARM'S LENGTH	\$150,000

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<b>Totals:</b>			<b>\$1,114,380</b>	<b>\$1,114,380</b>
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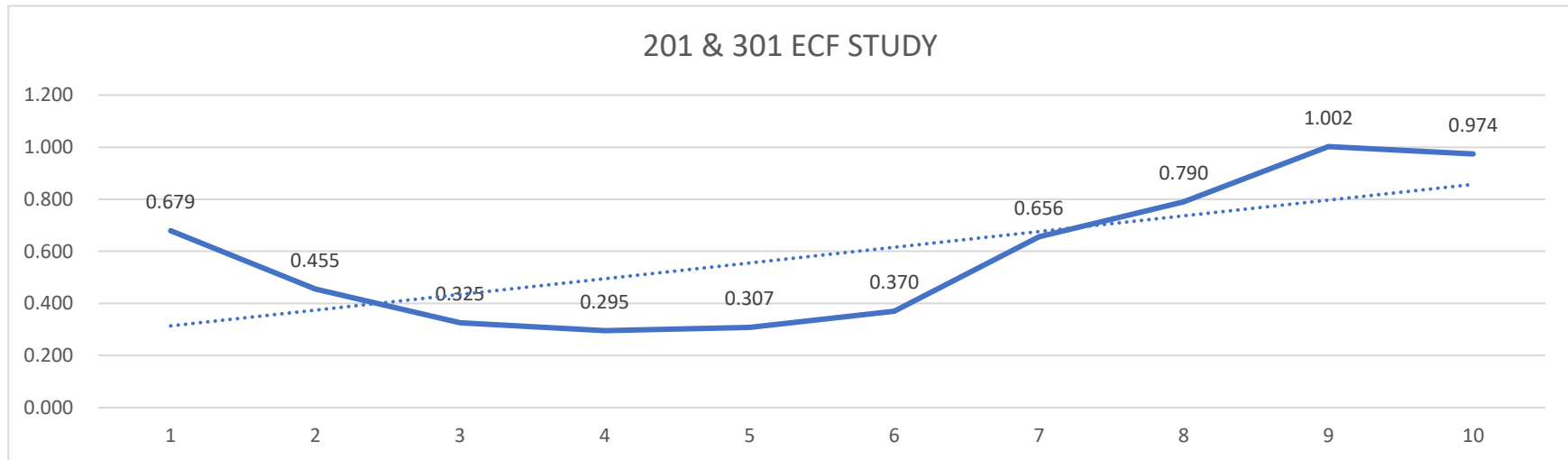
Mean	0.585363457
Standard Error	0.086510275
Median	0.555319202
Mode	#N/A
Standard Deviation	0.273569511
Sample Variance	0.074840278
Kurtosis	-1.413875921
Skewness	0.443063102
Range	0.706870313
Minimum	0.295338468
Maximum	1.002208781
Sum	5.853634568
Count	10

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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
\$12,100	40.33	\$27,440	\$7,953	\$22,047	\$32,478	0.679	408	\$54.04	201
\$97,500	57.35	\$201,162	\$72,362	\$97,638	\$214,667	0.455	14,678	\$6.65	201
\$43,300	58.21	\$111,636	\$30,284	\$44,096	\$135,587	0.325	14,008	\$3.15	201
\$42,000	76.36	\$100,096	\$11,284	\$43,716	\$148,020	0.295	2,166	\$20.18	201
\$15,500	77.50	\$32,408	\$6,976	\$13,024	\$42,387	0.307	988	\$13.18	201
\$85,800	61.29	\$192,811	\$47,294	\$92,706	\$250,891	0.370	6,020	\$15.40	201
\$15,800	26.33	\$54,581	\$13,118	\$46,882	\$71,488	0.656	1,986	\$23.61	201
\$79,600	34.61	\$179,020	\$38,319	\$191,681	\$242,588	0.790	2,378	\$80.61	201
\$52,500	28.38	\$120,734	\$32,450	\$152,550	\$152,214	1.002	1,600	\$95.34	201
\$49,600	33.07	\$123,527	\$84,604	\$65,396	\$67,109	0.974	912	\$71.71	201

<b>\$493,700</b>		<b>\$1,143,415</b>		<b>\$769,736</b>	<b>\$1,357,428</b>			<b>\$38.39</b>	
<b>Sale. Ratio =&gt;</b>	<b>44.30</b>				<b>E.C.F. =&gt;</b>	<b>0.567</b>		<b>Std. Deviation=&gt;</b>	<b>0.27356951</b>
<b>Std. Dev. =&gt;</b>	<b>19.27</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.585</b>		<b>Ave. Variance=&gt;</b>	<b>25.5840</b>

USE .57



Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
1.5347			\$5,973	No	/ /
22.6080	RANCH		\$45,780	No	/ /
35.5691			\$29,054	No	/ /
38.5576			\$10,356	No	/ /
27.6581	RANCH		\$5,600	No	/ /
21.5163			\$38,425	No	/ /
7.1133			\$13,118	No	/ /
20.5481			\$30,608	No	/ /
41.7539			\$23,585	No	/ /
38.9810			\$84,424	No	/ /

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**1.8309**

**Coefficient of Var=> 43.70620157**

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Other Parcels in Sale	Land Table	Property Class
070-032-400-036-00	COMMERCIAL 201	201
	COMMERCIAL 201	201
	COMMERCIAL 201	201
	COMMERCIAL 201	201
	COMMERCIAL 201	201
	COMMERCIAL 201	201
	COMMERCIAL 201	201
	COMMERCIAL 201	201
	COMMERCIAL 201	201
	COMMERCIAL 201	201
	COMMERCIAL 201	201
	COMMERCIAL 201	201
	COMMERCIAL 201	201
	COMMERCIAL 201	201
	COMMERCIAL 201	201
	COMMERCIAL 201	201

