

2023 110 ECF ANALYSIS 401MH STUDY

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
111-023-300-010-00	2176 N M-65	12/16/20	\$100,000	WD	03-ARM'S LENGTH	\$90,400
113-022-100-201-00	2010 N BEAVER CT	12/02/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000
113-022-100-234-00	4020 W NORTHWOOD CT	12/15/20	\$85,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$84,000
113-022-100-267-00	2310 CHINWHISKER TRL	05/04/21	\$69,500	WD	03-ARM'S LENGTH	\$69,500
113-032-100-039-00	1256 LAKESIDE TRL	11/30/20	\$85,000	WD	03-ARM'S LENGTH	\$79,000
113-034-100-117-00	4332 LAKESIDE TRL	06/30/20	\$56,000	WD	03-ARM'S LENGTH	\$51,000
114-101-000-011-00	111 N MCKINLEY RD	07/31/20	\$8,000	WD	03-ARM'S LENGTH	\$8,000
<b>Totals:</b>			<b>\$458,500</b>			<b>\$436,900</b>

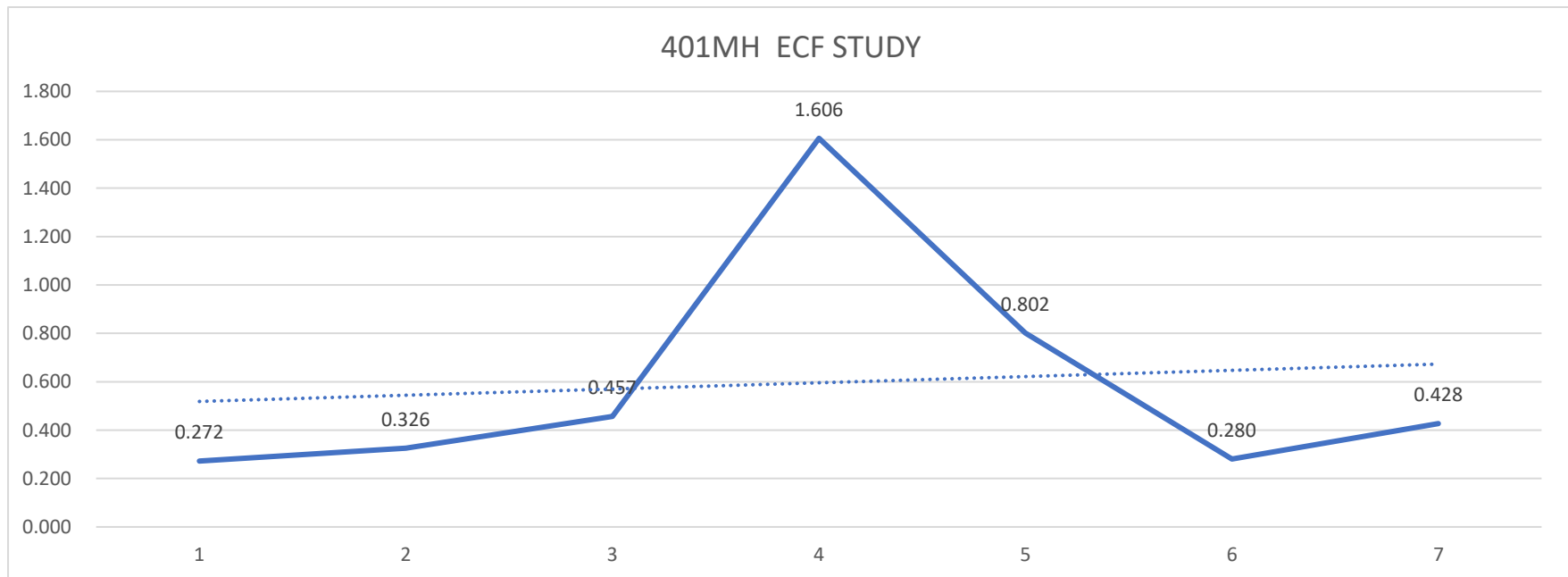
Mean	0.595782586
Standard Error	0.181817658
Median	0.427594071
Mode	#N/A
Standard Deviation	0.481044306
Sample Variance	0.231403625
Kurtosis	3.940586378
Skewness	1.987346
Range	1.333991619
Minimum	0.272277879
Maximum	1.606269498
Sum	4.170478099
Count	7

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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.
\$42,700	47.23	\$107,721	\$69,690	\$20,710	\$76,062	0.272	1,124	\$18.43
\$22,200	40.36	\$65,439	\$35,521	\$19,479	\$59,836	0.326	1,316	\$14.80
\$41,900	49.88	\$86,667	\$55,902	\$28,098	\$61,530	0.457	798	\$35.21
\$17,900	25.76	\$47,514	\$37,577	\$31,923	\$19,874	1.606	672	\$47.50
\$26,500	33.54	\$68,770	\$51,825	\$27,175	\$33,890	0.802	672	\$40.44
\$24,600	48.24	\$61,916	\$37,075	\$13,925	\$49,682	0.280	924	\$15.07
\$4,100	51.25	\$8,508	\$5,000	\$3,000	\$7,016	0.428	420	\$7.14

<b>\$179,900</b>		<b>\$446,535</b>		<b>\$144,310</b>		<b>\$307,890</b>		<b>\$25.51</b>	
<b>Sale. Ratio =&gt;</b>	<b>41.18</b>			<b>E.C.F. =&gt;</b>	<b>0.469</b>	<b>Std. Deviation=&gt;</b>			
<b>Std. Dev. =&gt;</b>	<b>9.59</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.596</b>	<b>Ave. Variance=&gt;</b>			

USE .47 ECF



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ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
401MH	32.3505	MOBILE HOME		\$67,500	No	/ /
401MH	27.0243	MOBILE HOME		\$35,521	No	/ /
401MH	13.9127	MOBILE HOME		\$54,555	No	/ /
401MH	101.0487	MOBILE HOME		\$35,521	No	/ /
401MH	20.6076	MOBILE HOME		\$50,531	No	/ /
401MH	31.5500	MOBILE HOME		\$35,562	No	/ /
401MH	16.8189	MOBILE HOME		\$5,000	No	/ /

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12.7076

0.48104431

34.7590

Coefficient of Var=>

58.34166987

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Other Parcels in Sale	Land Table	Property Class	Building Depr.
	RESIDENTIAL 401	401	74
	RESIDENTIAL 401	401	76
113-022-100-235-00	RESIDENTIAL 401	401	46
	RESIDENTIAL 401	401	35
	RESIDENTIAL 401	401	63
	RESIDENTIAL 401	401	48
	RESIDENTIAL 401	401	11

