

2023 120 ECF ANALYSIS 201 301 STUDY

1

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
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>\$1,059,380</b>	<b>\$1,059,380</b>
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Mean	0.617588456
Standard Error	0.089760635
Median	0.655803005
Mode	#N/A
Standard Deviation	0.269281904
Sample Variance	0.072512744
Kurtosis	-1.510849359
Skewness	0.274293954
Range	0.694942354
Minimum	0.307266427
Maximum	1.002208781
Sum	5.5582961
Count	9

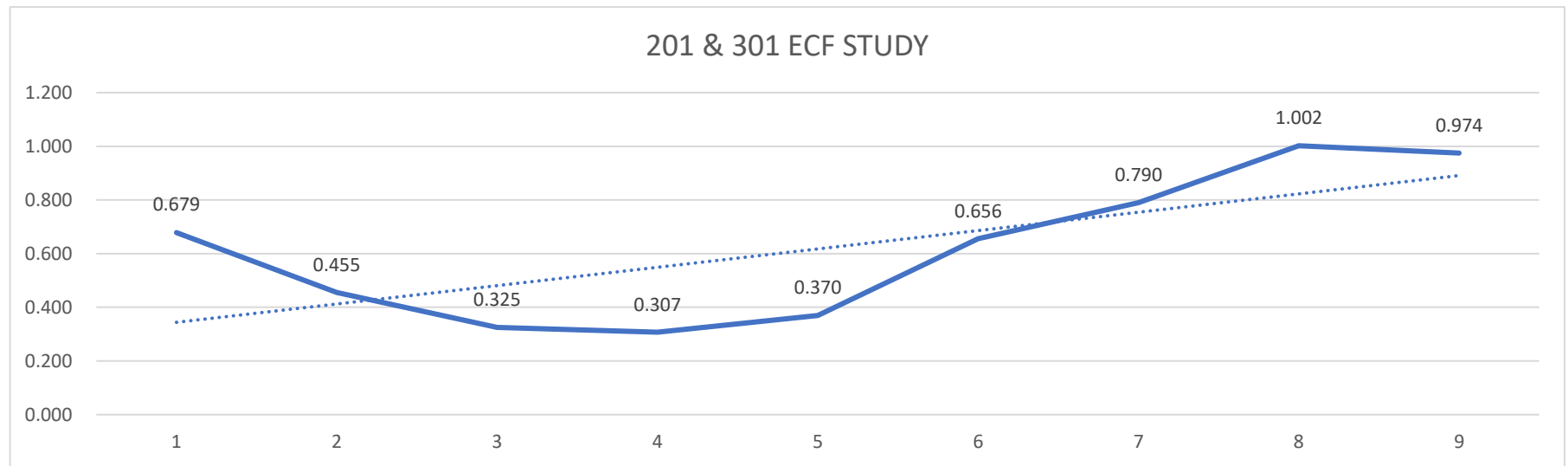
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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$12,100	40.33	\$27,440	\$7,953	\$22,047	\$32,478	0.679	408	\$54.04	201
\$97,500	57.35	\$201,162	\$72,362	\$97,638	\$214,667	0.455	14,678	\$6.65	201
\$43,300	58.21	\$111,636	\$30,284	\$44,096	\$135,587	0.325	14,008	\$3.15	201
\$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>\$451,700</b>	<b>\$1,043,319</b>	<b>\$726,020</b>	<b>\$1,209,408</b>	<b>\$40.41</b>	
<b>Sale. Ratio =&gt;</b>	<b>42.64</b>	<b>E.C.F. =&gt;</b>	<b>0.600</b>	<b>Std. Deviation=&gt;</b>	<b>0.2692819</b>
<b>Std. Dev. =&gt;</b>	<b>17.78</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.618</b>	<b>Ave. Variance=&gt;</b>	<b>24.1425</b>

USE .60 ECF  
FOR 201 & 301



Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
1.5347			\$5,973	No	/ /	
22.6080	RANCH		\$45,780	No	/ /	070-032-400-036-00
35.5691			\$29,054	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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**1.7278**

**Coefficient of Var=> 39.09156411**

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Land Table	Property Class	Building Depr.
COMMERCIAL 201	201	0
COMMERCIAL 201	201	50
COMMERCIAL 201	201	0
COMMERCIAL 201	201	45
COMMERCIAL 201	201	0
COMMERCIAL 201	201	0
COMMERCIAL 201	201	0
COMMERCIAL 201	201	0
COMMERCIAL 201	201	0

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