

ECF 2023 RES IN AG UP TO 3AC, RES SUBS IN AG, DBLWIDE/TRAILER, SOUTHWEST/CENTRAL RURAL 2YR 4/01/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Property Class
100-001-100-105-00	306 BEECH ST	12/28/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,700	46.71	\$74,463	\$37,227	\$32,773	\$35,128	0.933	936	\$35.01	RL\80	7.3648	\$35,640	401
100-004-300-050-04	1124 E CHIP RD	06/03/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$97,900	43.51	\$246,955	\$48,969	\$176,031	\$186,779	0.942	1,302	\$135.20	R/AG	6.4145	\$48,969	401
100-005-300-010-01	677 E WHEELER RD	06/11/20	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$52,300	42.01	\$132,775	\$63,668	\$60,832	\$65,195	0.933	1,136	\$53.55	R/AG	7.3526	\$47,201	401
100-007-300-040-02	3863 S EIGHT MILE RD	05/22/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$97,700	45.02	\$243,067	\$100,924	\$116,076	\$134,097	0.866	2,152	\$53.94	RU-70	14.0988	\$49,131	401
100-011-200-040-10	2452 E WHEELER RD	04/15/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$206,500	52.95	\$510,250	\$99,330	\$290,670	\$387,660	0.750	3,381	\$85.97	RU-70	25.6794	\$99,330	401
100-026-300-120-00	2053 E SALZBURG RD	09/17/20	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$52,300	39.47	\$130,809	\$26,414	\$106,086	\$98,486	1.077	1,420	\$74.71	RU-70	7.0570	\$25,538	401
100-027-200-020-01	5100 FOUR MILE RD	09/10/20	\$211,400	WD	03-ARM'S LENGTH	\$211,400	\$71,600	33.87	\$178,259	\$41,329	\$170,071	\$129,179	1.317	1,344	\$126.54	RU-70	30.9951	\$26,250	401
100-027-300-140-01	1599 SALZBURG RD	07/28/20	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$67,800	43.77	\$172,925	\$15,900	\$139,000	\$148,137	0.938	1,294	\$107.42	RU-70	6.8278	\$15,900	401
100-029-300-030-01	5279 S SEVEN MILE RD	09/25/20	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$57,700	37.35	\$145,421	\$19,228	\$135,272	\$119,050	1.136	1,147	\$117.94	RU-70	12.9663	\$16,950	401
100-030-200-090-09	5292 S SEVEN MILE RD	10/26/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$141,700	41.68	\$392,887	\$63,624	\$276,376	\$310,625	0.890	1,800	\$153.54	R/AG	11.6859	\$32,963	401
100-031-400-030-02	5904 SEVEN MILE RD	04/05/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$83,300	40.05	\$192,049	\$52,076	\$155,924	\$132,050	1.181	1,421	\$109.73	RU-70	17.4196	\$38,655	401
100-032-400-050-05	5934 S FRASER RD	05/18/21	\$306,000	OTH	03-ARM'S LENGTH	\$306,000	\$116,400	38.04	\$276,349	\$62,871	\$243,129	\$201,394	1.207	1,818	\$133.73	RU-70	20.0629	\$41,295	401
100-032-400-050-05	5934 S FRASER RD	08/31/21	\$306,255	WD	03-ARM'S LENGTH	\$306,255	\$116,400	38.01	\$276,349	\$62,871	\$243,384	\$201,394	1.208	1,818	\$133.87	RU-70	20.1895	\$41,295	401
100-032-400-050-08	5940 S FRASER RD	08/12/21	\$304,900	WD	03-ARM'S LENGTH	\$304,900	\$113,400	37.19	\$269,947	\$47,236	\$257,664	\$210,105	1.226	1,680	\$153.37	RU-70	21.9760	\$38,190	401
100-033-200-010-00	1250 E SALZBURG RD	05/21/21	\$145,500	WD	03-ARM'S LENGTH	\$145,500	\$53,700	36.91	\$129,594	\$26,173	\$119,327	\$97,567	1.223	1,372	\$86.97	RU-70	21.6427	\$21,525	401
100-033-300-060-03	1041 E HOTCHKISS RD	12/01/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$85,300	42.65	\$215,841	\$44,025	\$155,975	\$162,091	0.962	2,312	\$67.46	RU-70	4.4329	\$44,025	401
100-035-100-010-03	5531 FOUR MILE RD	05/05/20	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$140,000	45.60	\$361,323	\$27,656	\$279,344	\$314,780	0.887	1,859	\$150.27	RU-70	11.9174	\$25,013	401
100-036-300-020-02	2711 E HOTCHKISS RD	11/06/20	\$113,900	WD	03-ARM'S LENGTH	\$113,900	\$53,300	46.80	\$144,105	\$59,895	\$54,005	\$79,443	0.680	1,344	\$40.18	RU-70	32.6807	\$59,895	401
100-C05-000-009-00	1790 MIDLAND RD	04/28/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$67,200	46.34	\$158,949	\$30,400	\$114,600	\$121,273	0.945	2,348	\$48.81	RE/AG	6.1621	\$30,400	401
100-C05-000-012-00	1746 MIDLAND RD	08/31/21	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$72,700	42.02	\$171,006	\$40,000	\$133,000	\$123,591	1.076	1,479	\$89.93	RE/AG	6.9534	\$40,000	401
100-D05-000-002-00	3738 S THREE MILE RD	04/17/20	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$84,200	64.82	\$168,384	\$32,343	\$97,557	\$128,341	0.760	2,280	\$42.79	RE/AG	24.6458	\$31,906	401

Totals:			\$4,359,255			\$4,359,255	\$1,864,100		\$4,591,707		\$3,357,096	\$3,386,366		\$95.28			1.6599		
							Sale. Ratio =>	42.76				E.C.F. =>	0.990		Std. Deviat	0.1782951			
							Std. Dev. =>	6.66				Ave. E.C.F. =>	1.007		Ave. Varian	15.1679	Coefficient of Var=>		

2023 USED: .990 ECF