

**2024 ECF - SOUTHWEST CENTRAL/RURAL - RESIDENTIAL IN AG UP TO 3 AC- RESIDENTIAL SUBS IN AG 2YR 4/01/2023 - 3/31/2023**

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	Land Table	Property Class	
100-026-200-010-02	5028 THREE MILE RD	11/17/22	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$70,200	36.37	\$143,007	\$59,003	\$133,997	\$84,853	1.579	1,524	\$87.92	RU-70	31.2459	\$53,901	WEST-I75/M13	401	
100-027-300-130-01	1591 E SALZBURG RD	08/05/22	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$72,100	37.55	\$152,285	\$38,585	\$153,415	\$114,848	1.336	1,344	\$114.15	RU-70	6.9087	\$38,585	WEST-I75/M13	401	
100-030-200-010-04	5142 S SEVEN MILE RD	12/20/21	\$346,500	WD	03-ARM'S LENGTH	\$346,500	\$100,400	28.98	\$215,459	\$58,806	\$287,694	\$158,235	1.818	1,482	\$194.13	RU-70	55.1423	\$41,525	WEST-I75/M13	401	
100-031-400-030-02	5904 S SEVEN MILE RD	04/05/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$83,300	40.05	\$187,909	\$50,776	\$157,224	\$138,518	1.135	1,421	\$110.64	RU-70	13.1674	\$37,355	WEST-I75/M13	401	
100-032-100-060-00	560 E SALZBURG RD	03/30/23	\$203,750	WD	03-ARM'S LENGTH	\$203,750	\$92,600	45.45	\$197,810	\$18,522	\$185,228	\$181,099	1.023	2,004	\$92.43	RU-70	24.3917	\$18,028	WEST-I75/M13	401	
100-032-200-080-00	950 E SALZBURG RD	01/19/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$139,400	38.19	\$289,105	\$87,536	\$277,464	\$203,605	1.363	1,990	\$139.43	RU-70	9.6039	\$53,024	WEST-I75/M13	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	\$260,856	\$50,670	\$255,330	\$212,309	1.203	1,818	\$140.45	RU-70	6.4083	\$39,995	WEST-I75/M13	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	\$260,856	\$50,670	\$255,585	\$212,309	1.204	1,818	\$140.59	RU-70	6.2882	\$39,995	WEST-I75/M13	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	\$260,973	\$41,344	\$263,556	\$221,847	1.188	1,680	\$156.88	RU-70	7.8711	\$36,890	WEST-I75/M13	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	\$128,921	\$25,689	\$119,811	\$104,275	1.149	1,372	\$87.33	RU-70	11.7723	\$20,779	WEST-I75/M13	401	
100-035-200-080-00	2446 E SALZBURG RD	03/02/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$68,900	44.45	\$147,571	\$20,851	\$134,149	\$128,000	1.048	2,268	\$59.15	RU-70	21.8678	\$20,851	WEST-I75/M13	401	
100-035-200-200-00	5620 THREE MILE RD	06/02/21	\$150,000	OTH	08-ESTATE	\$150,000	\$45,600	30.40	\$121,314	\$33,065	\$116,935	\$89,140	1.312	936	\$124.93	RU-70	4.5090	\$20,670	WEST-I75/M13	401	
100-035-300-030-01	2215 E HOTCHKISS RD	11/11/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,700	29.79	\$87,602	\$11,801	\$128,199	\$76,567	1.674	896	\$143.08	RU-70	40.7628	\$11,801	WEST-I75/M13	401	
100-035-400-030-00	5820 THREE MILE RD	12/14/21	\$220,000	OTH	08-ESTATE	\$220,000	\$60,600	27.55	\$165,024	\$11,765	\$208,235	\$154,807	1.345	1,775	\$117.32	RU-70	7.8409	\$11,765	WEST-I75/M13	401	
100-035-400-050-00	5838 THREE MILE RD	09/16/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,500	45.36	\$121,899	\$16,328	\$123,672	\$106,637	1.160	988	\$125.17	RU-70	10.6973	\$11,765	WEST-I75/M13	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	\$152,441	\$26,600	\$118,400	\$127,112	0.931	2,348	\$50.43	RE/AG	33.5255	\$26,600	WEST-I75/M13	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	\$163,104	\$35,000	\$138,000	\$129,398	1.066	1,479	\$93.31	RE/AG	20.0239	\$35,000	WEST-I75/M13	401	
<b>Totals:</b>			<b>\$3,693,905</b>			<b>\$3,693,905</b>	<b>\$1,378,100</b>		<b>\$3,056,136</b>		<b>\$3,056,894</b>	<b>\$2,443,561</b>			<b>\$116.31</b>		<b>1.5717</b>				
								<b>Sale. Ratio =&gt;</b>	<b>37.31</b>			<b>E.C.F. =&gt;</b>	<b>1.251</b>	<b>Std. Deviatc</b>		<b>0.23806</b>					
								<b>Std. Dev. =&gt;</b>	<b>5.92</b>			<b>Ave. E.C.F. =:</b>	<b>1.267</b>	<b>Ave. Varianc</b>		<b>18.3545</b>	<b>Coefficient of Var=&gt;</b>				

**2024 USED ECF: 1.251**