

4020 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Ref/Adj. Sale	Cur. Appraisal	Land + Yard	Edg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Property Class
41-16-26-451-012	13261 VERGENNES ST SE	06/07/23	\$263,000	WD	03-ARMY'S LENGTH	\$263,000	\$117,200	41.41	\$356,470	\$110,961	\$172,039	\$136,672	1.259	986	\$183.80	4020	6.9605	1 STORY	RES 1 FAMILY	\$106,225	401
41-16-26-451-016	13263 VERGENNES ST SE	12/21/23	\$240,000	MLC	03-ARMY'S LENGTH	\$240,000	\$120,600	50.25	\$330,212	\$139,371	\$100,629	\$115,661	0.870	966	\$104.17	4020	44.9345	1 STORY	RES 1 FAMILY	\$126,350	401
41-16-26-455-005	13185 SHUTTER CR SE	11/15/24	\$334,000	WD	03-ARMY'S LENGTH	\$334,000	\$139,100	41.65	\$346,470	\$70,732	\$263,268	\$168,326	1.564	1,608	\$163.72	4020	24.4559	1 STORY	RES 1 FAMILY	\$69,125	401
41-16-26-477-012	13427 FOREST RIVER CT SE	09/13/24	\$326,500	WD	03-ARMY'S LENGTH	\$326,500	\$132,800	40.67	\$356,690	\$79,333	\$247,167	\$155,974	1.585	1,293	\$191.16	4020	26.5291	1 STORY	RES 1 FAMILY	\$71,750	401
Totals:						\$1,183,500	\$509,700	43.07	\$1,351,842		\$783,103	\$576,633			\$160.71		3.8683				
Sale. Ratio =>													E.C.F. =>	Std. Deviation=>							
Std. Dev. =>													Ave. E.C.F. =>	Ave. Variance=>							
													1.358	0.33457494							
													1.319	25.4975							