

4022/4025 ECF

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	ECF Area	Day by Mean (c)	Building Style	Use Code	Land Value	Property Class
41-18-38-400-005	1079 ALDEN WASH AVE SE	11/27/24	\$590,000	PTA	03-ARMS LENGTH	\$590,000	\$287,900	48.80	\$889,284	\$183,766	\$426,234	\$301,198	1.415	2,016	4025	23.5974	1 STORY	RES 1 FAMILY	\$146,049	401
41-18-38-205-007	534 FORSTROM DR SE	04/13/24	\$370,000	WD	03-ARMS LENGTH	\$370,000	\$154,400	41.73	\$351,285	\$55,898	\$314,102	\$166,449	1.887	1,256	4022	23.5974	1 STORY	RES 1 FAMILY	\$42,510	401
Totals:			\$960,000			\$960,000	\$442,300	46.07	\$1,040,569		\$740,338	\$467,646				6.7984				
													E.C.F. =>	1.583	Std. Deviation=>	0.33371805				
													Ave. E.C.F. =>	1.651	Ave. Variance=>	23.5974	Coefficient of Var=>	14.29189757		

ECF USED 1.400