

4040 4050 ECF STUDY

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 Nam. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (ft)	Building Style	Use Code	Land Value	Property Class
41-16-04-428-004	3087 LALLY CT NE	09/06/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$166,400	42.67	\$400,619	\$59,681	\$289,339	\$174,659	1.714	1,240	\$241.40	4050	9.4208	1 STORY	RES 1 FAMILY	\$88,485	401
41-16-33-351-006	1156 CUMBERLAND AVE SE	06/08/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$149,500	34.77	\$438,180	\$74,801	\$355,199	\$205,325	1.730	1,935	\$183.57	4040	11.0297	BLUVEL	RES 1 FAMILY	\$69,944	401
41-16-33-400-065	1073 ALDEN NASH AVE SE	11/27/24	\$590,000	PTA	03-ARM'S LENGTH	\$590,000	\$287,900	48.80	\$698,284	\$163,766	\$426,234	\$301,198	1.415	2,016	\$211.43	4025	20.4505	1 STORY	RES 1 FAMILY	\$146,049	401
Totals:			\$1,410,000			\$1,410,000	\$603,800		\$1,536,093		\$1,080,772	\$681,182			\$212.13		3.3924				
													E.C.F. =>	1.567	Std. Deviation=>	0.17728917	Coefficient of Var=>	8.417796192			
													Ave. E.C.F. =>	1.620	Ave. Variance=>	13.8337					
													Sale. Ratio =>	42.82	Std. Dev. =>	7.03					

ECF USED 1.500