

4060 ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asst. when Sold	Asst/Adj. Sale	Cur. Appraisal	Land + Yard	Bide. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Property Class
41-16-12-300-030	13800 CLEAR CREEK DR NE	05/12/23	\$500,000	WD	03-ARMY'S LENGTH	\$500,000	\$184,500	38.90	\$551,991	\$175,983	\$324,617	\$228,247	1.422	1,541	\$210.65	4060	3.7903	1 STORY	401
41-16-27-100-036	12144 CHERRY CREEK VALLEY	08/28/23	\$440,000	WD	03-ARMY'S LENGTH	\$440,000	\$211,600	48.09	\$549,388	\$127,275	\$312,725	\$255,626	1.222	1,684	\$385.70	4060	16.2000	2 STORY	401
41-16-28-200-012	11881 ALDEN PINES DR NE	07/21/23	\$399,900	WD	03-ARMY'S LENGTH	\$399,900	\$150,600	37.66	\$425,630	\$125,365	\$274,535	\$181,979	1.509	1,946	\$141.08	4060	12.4197	1 3/4 STORY	401
Totals:			\$1,339,900			\$1,339,900	\$546,700		\$1,527,009		\$911,877	\$666,052			\$179.14		1.5335		
										Sale Ratio =>		E.C.F. =>	1.369	Std. Deviations=>		0.146796			
										Std. Dev. =>		Ave. E.C.F. =>	1.384	Ave. Variance=>		10.8000	Coefficient of Var=>		
																	7.801158832		

ECF USED 1.300