

4103 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	Bidg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
41-16-03-351-001	12011 ALDEN CT NE	08/16/24	\$550,000	WD	03-ARMY'S LENGTH	\$550,000	\$43,900	7.96	\$560,790	\$149,678	\$400,322	\$256,920	1.558	2,264	\$176.82	4103	24.6958	1 STORY
41-16-03-351-002	12019 ALDEN CT NE	07/31/23	\$288,000	WD	03-ARMY'S LENGTH	\$288,000	\$42,900	14.90	\$500,035	\$85,846	\$202,154	\$258,868	0.781	2,280	\$88.66	4103	53.0285	1 STORY
41-16-03-351-004	3045 RABBIT RUN NE	07/31/23	\$288,000	PTA	03-ARMY'S LENGTH	\$288,000	\$36,700	12.74	\$516,374	\$94,683	\$193,317	\$263,557	0.733	2,352	\$82.19	4103	57.7708	2 STORY
41-16-03-351-004	3045 RABBIT RUN NE	08/19/24	\$529,900	WD	03-ARMY'S LENGTH	\$529,900	\$178,900	33.76	\$553,678	\$131,987	\$397,913	\$263,557	1.510	2,352	\$169.16	4103	19.6580	2 STORY
41-16-03-351-007	3040 RABBIT RUN NE	12/16/24	\$540,000	WD	03-ARMY'S LENGTH	\$540,000	\$34,500	6.39	\$603,192	\$120,838	\$419,162	\$301,471	1.390	2,264	\$185.14	4103	7.9188	1 STORY
41-16-03-351-009	12041 ALDEN CT NE	05/24/24	\$569,900	WD	03-ARMY'S LENGTH	\$569,900	\$159,900	28.06	\$557,229	\$152,462	\$417,418	\$252,967	1.650	1,508	\$276.80	4103	33.8889	1 STORY
41-16-03-351-010	12049 ALDEN CT NE	05/21/24	\$524,900	WD	03-ARMY'S LENGTH	\$524,900	\$220,500	42.01	\$542,550	\$118,048	\$406,852	\$265,314	1.533	1,452	\$280.20	4103	22.2275	1 STORY
41-16-03-351-015	12089 ALDEN CT NE	04/16/24	\$608,500	WD	03-ARMY'S LENGTH	\$608,500	\$186,900	30.71	\$593,642	\$152,895	\$456,605	\$275,467	1.654	2,420	\$188.27	4103	34.2737	1 STORY
41-16-03-351-018	12068 ALDEN CT NE	07/31/23	\$288,000	PTA	03-ARMY'S LENGTH	\$288,000	\$39,600	13.75	\$498,517	\$96,621	\$192,379	\$251,810	0.764	1,810	\$106.29	4103	54.7216	1 STORY
41-16-03-351-018	12068 ALDEN CT NE	12/13/24	\$530,000	WD	03-ARMY'S LENGTH	\$530,000	\$40,500	7.64	\$545,667	\$142,771	\$387,229	\$251,810	1.538	1,810	\$213.94	4103	22.6562	1 STORY
Totals:			\$4,717,200			\$4,717,200	\$984,300	20.87	\$5,471,634		\$3,472,351	\$2,641,741			\$176.75		0.3218	
							Sale. Ratio =>					E.C.F. =>			Std. Deviations=>			
							Std. Dev. =>	12.71				Ave. E.C.F. =>	1.314		Ave. Variance=>	33.1042	Coefficient of Var=>	25.24722855

ECF USED 1.300