

4400 4410 4415 4440 ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land & Yard	Blde. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (±)	Building Style	Property Class
41-16-24-326-011	13925 BIERI DR NE	11/18/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$248,700	52.36	\$539,717	\$94,194	\$380,806	\$281,537	1.353	2,017	\$188.80	4410	0.0000	2 STORY	401
Totals:			\$475,000			\$475,000	\$248,700	52.36	\$539,717		\$380,806	\$281,537							
													E.C.F. =>	1.353	Std. Deviation=>	#DIV/0!			
													Ave. E.C.F. =>	1.353	Ave. Variance=>	0.0000	Coefficient of Var=>		0

ECF USED 1.350