

4500 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Term of Sale	Adj. Sale \$	Asd when Sold	Asd Adj Sale	Cur Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	ECF	Rem. Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (y)	Building Style	Use Code	Land Value	Land Table	Property Class
41-16-04-101-013	11563 LALLY ST NE	03/06/23	\$400,000	WD	03-48MOS LENGTH	\$400,000	\$184,500	46.13	\$463,787	\$303,781	\$95,219	\$109,302	0.860	1.248	\$77.10	4500	30.5592	MODULAR/DW	RES 1 FAMILY	\$300,471	4500 MURRAY LAKE AREA SEC. 4	401
41-16-04-126-004	3543 CAUSEWAY DR NE	10/26/23	\$895,000	WD	03-48MOS LENGTH	\$895,000	\$196,500	32.48	\$600,000	\$305,468	\$299,532	\$201,199	1.489	1.280	\$234.01	4500	30.2911	1 STORY	RES 1 FAMILY	\$302,444	4500 MURRAY LAKE AREA SEC. 4	401
41-16-04-177-007	11535 LALLY ST NE	04/14/23	\$1,207,500	WD	03-48MOS LENGTH	\$1,207,500	\$498,300	41.27	\$1,355,183	\$594,146	\$613,354	\$519,883	1.180	2.020	\$303.64	4500	0.6029	1 STORY	RES 1 FAMILY	\$580,960	4500 MURRAY LAKE AREA SEC. 4	401
41-16-04-202-017	3431 CAUSEWAY DR NE	07/31/23	\$400,000	WD	03-48MOS LENGTH	\$400,000	\$143,500	35.73	\$427,989	\$277,696	\$172,314	\$102,401	1.194	1.116	\$109.60	4500	0.8639	1 1/2 STORY	RES 1 FAMILY	\$276,197	4500 MURRAY LAKE AREA SEC. 4	401
Totals:			\$2,912,500			\$2,912,500	\$1,022,300	39.13	\$2,846,589		\$1,131,419	\$932,705			\$181.09		2.7128					
																Std. Deviation<>						
																Ave. Variance<>	15.5779	Coefficient of Var<>	13.13648302			

ECF USED 1.200