

2023 100 ECF ANALYSIS 201 CLASS

1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-014-400-030-00	250 S US-23	02/23/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000
070-032-400-040-00	1147 N RICHARDSON RD	03/16/21	\$170,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000
070-032-400-043-00	1135 N RICHARDSON RD	03/03/21	\$74,380	WD	03-ARM'S LENGTH	\$74,380
102-280-000-001-00	1869 W TRASK LAKE RD	10/13/20	\$20,000	LC	03-ARM'S LENGTH	\$20,000
120-100-015-001-00	117 E MAIN ST	01/21/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000
120-100-017-004-01	301 E MAIN ST	06/24/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000
120-100-017-008-00	109 1ST ST	11/12/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000
120-110-012-205-00	116 1ST ST	02/23/22	\$185,000	MLC	03-ARM'S LENGTH	\$185,000
120-110-012-245-01	116 W CHURCH ST	09/01/20	\$150,000	LC	03-ARM'S LENGTH	\$150,000
Totals:			\$1,059,380			\$1,059,380

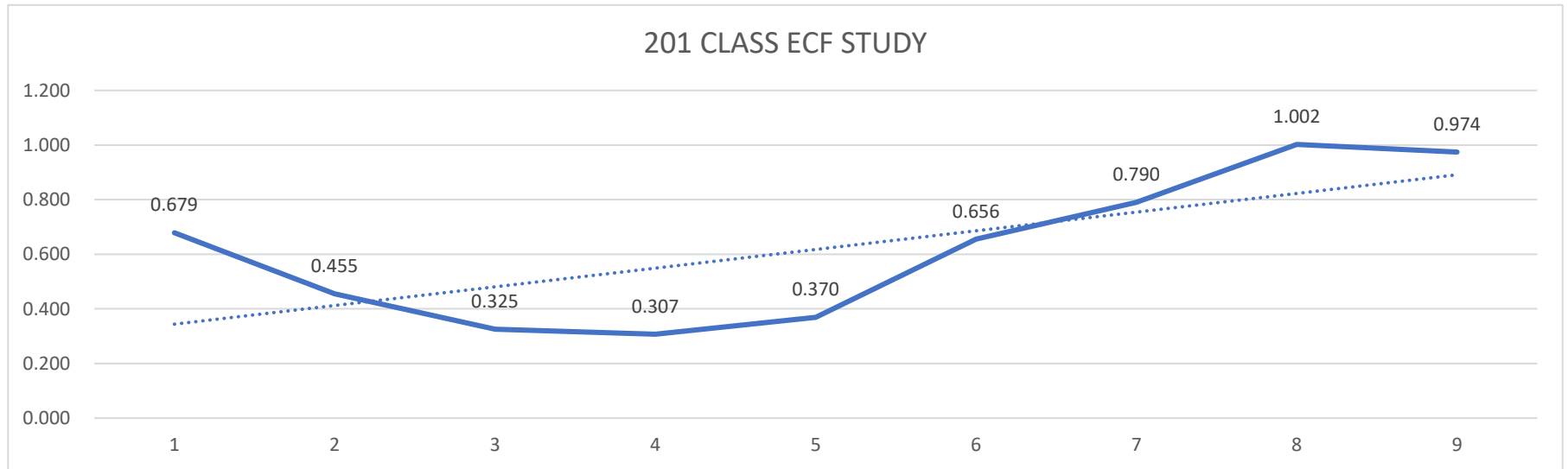
Mean	0.617588456
Standard Error	0.089760635
Median	0.655803005
Mode	#N/A
Standard Deviation	0.269281904
Sample Variance	0.072512744
Kurtosis	-1.510849359
Skewness	0.274293954
Range	0.694942354
Minimum	0.307266427
Maximum	1.002208781
Sum	5.5582961
Count	9

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2

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$12,100	40.33	\$27,440	\$7,953	\$22,047	\$32,478	0.679	408	\$54.04	201
\$97,500	57.35	\$201,162	\$72,362	\$97,638	\$214,667	0.455	14,678	\$6.65	201
\$43,300	58.21	\$111,636	\$30,284	\$44,096	\$135,587	0.325	14,008	\$3.15	201
\$15,500	77.50	\$32,408	\$6,976	\$13,024	\$42,387	0.307	988	\$13.18	201
\$85,800	61.29	\$192,811	\$47,294	\$92,706	\$250,891	0.370	6,020	\$15.40	201
\$15,800	26.33	\$54,581	\$13,118	\$46,882	\$71,488	0.656	1,986	\$23.61	201
\$79,600	34.61	\$179,020	\$38,319	\$191,681	\$242,588	0.790	2,378	\$80.61	201
\$52,500	28.38	\$120,734	\$32,450	\$152,550	\$152,214	1.002	1,600	\$95.34	201
\$49,600	33.07	\$123,527	\$84,604	\$65,396	\$67,109	0.974	912	\$71.71	201
\$451,700		\$1,043,319		\$726,020	\$1,209,408			\$40.41	
Sale. Ratio =>	42.64				E.C.F. =>	0.600		Std. Deviation=>	0.2692819
Std. Dev. =>	17.78				Ave. E.C.F. =>	0.618		Ave. Variance=>	24.1425

USE 0.600



Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
1.5347			\$5,973	No	/ /
22.6080	RANCH		\$45,780	No	/ /
35.5691			\$29,054	No	/ /
27.6581	RANCH		\$5,600	No	/ /
21.5163			\$38,425	No	/ /
7.1133			\$13,118	No	/ /
20.5481			\$30,608	No	/ /
41.7539			\$23,585	No	/ /
38.9810			\$84,424	No	/ /

1.7278

Coefficient of Var=>

39.09156411

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	COMMERCIAL 201	201	0
070-032-400-036-00	COMMERCIAL 201	201	50
	COMMERCIAL 201	201	0
	COMMERCIAL 201	201	45
	COMMERCIAL 201	201	0
	COMMERCIAL 201	201	0
	COMMERCIAL 201	201	0
	COMMERCIAL 201	201	0
	COMMERCIAL 201	201	0
	COMMERCIAL 201	201	0
