

2023 100 ECF ANALYSIS 401MH STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-007-300-035-00	180 N BARLOW RD	10/16/21	\$19,000	WD	03-ARM'S LENGTH	\$19,000
060-021-400-005-00	4454 E CLEMENS RD	10/04/21	\$30,000	LC	03-ARM'S LENGTH	\$30,000
060-028-400-010-00	4341 E PROCUNIER RD	10/28/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000
061-110-000-005-00	5052 E HOLMES RD	07/30/21	\$25,000	LC	03-ARM'S LENGTH	\$25,000
061-190-000-005-00	50 S ATCHISON RD	02/19/21	\$27,500	WD	03-ARM'S LENGTH	\$27,500
070-001-400-035-00	252 W MT MARIA RD	06/17/21	\$20,500	WD	03-ARM'S LENGTH	\$20,500
101-035-200-008-01	831 W PROCUNIER RD	09/03/21	\$40,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$40,000
102-300-000-010-00	968 N EDGEWOOD DR	07/31/20	\$34,000	AFF	03-ARM'S LENGTH	\$34,000
113-022-100-201-00	2010 N BEAVER CT	12/02/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000
113-022-100-234-00	4020 W NORTHWOOD CT	12/15/20	\$85,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$84,000
113-022-100-267-00	2310 CHINWHISKER TRL	05/04/21	\$69,500	WD	03-ARM'S LENGTH	\$69,500
113-032-100-039-00	1256 LAKESIDE TRL	11/30/20	\$85,000	WD	03-ARM'S LENGTH	\$79,000
113-034-100-117-00	4332 LAKESIDE TRL	06/30/20	\$56,000	WD	03-ARM'S LENGTH	\$51,000
114-101-000-011-00	111 N MCKINLEY RD	07/31/20	\$8,000	WD	03-ARM'S LENGTH	\$8,000

Totals:		\$722,500	\$710,500
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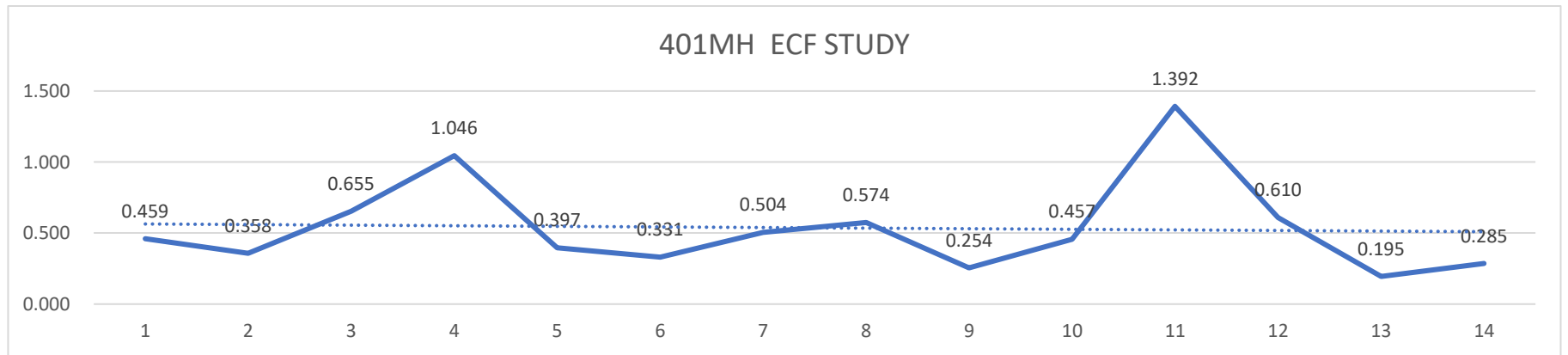
Mean	0.536913086
Standard Error	0.087055677
Median	0.457982086
Mode	#N/A
Standard Deviation	0.325732517
Sample Variance	0.106101672
Kurtosis	3.008534837
Skewness	1.721127045
Range	1.197744113
Minimum	0.194577513
Maximum	1.392321626
Sum	7.516783207
Count	14

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$8,900	46.84	\$20,227	\$5,150	\$13,850	\$30,154	0.459	672	\$20.61	401MH
\$15,900	53.00	\$33,880	\$20,259	\$9,741	\$27,242	0.358	854	\$11.41	401MH
\$75,200	44.76	\$156,799	\$120,562	\$47,438	\$72,474	0.655	938	\$50.57	401MH
\$6,900	27.60	\$14,890	\$5,627	\$19,373	\$18,526	1.046	910	\$21.29	401MH
\$13,200	48.00	\$30,845	\$14,611	\$12,889	\$32,468	0.397	854	\$15.09	401MH
\$10,000	48.78	\$23,275	\$15,375	\$5,125	\$15,490	0.331	480	\$10.68	401MH
\$19,100	47.75	\$39,768	\$12,737	\$27,263	\$54,062	0.504	938	\$29.07	401MH
\$11,000	32.35	\$30,400	\$6,200	\$27,800	\$48,400	0.574	924	\$30.09	401MH
\$22,200	40.36	\$69,691	\$39,773	\$15,227	\$59,836	0.254	1,316	\$11.57	401MH
\$41,900	49.88	\$86,667	\$55,902	\$28,098	\$61,530	0.457	798	\$35.21	401MH
\$17,900	25.76	\$51,766	\$41,829	\$27,671	\$19,874	1.392	672	\$41.18	401MH
\$26,500	33.54	\$75,271	\$58,326	\$20,674	\$33,890	0.610	672	\$30.76	401MH
\$24,600	48.24	\$66,174	\$41,333	\$9,667	\$49,682	0.195	924	\$10.46	401MH
\$4,100	51.25	\$9,508	\$6,000	\$2,000	\$7,016	0.285	420	\$4.76	401MH

\$297,400		\$709,161		\$266,816	\$530,644			\$23.05	
Sale. Ratio =>	41.86				E.C.F. =>	0.503		Std. Deviation=>	0.32573252
Std. Dev. =>	9.14				Ave. E.C.F. =>	0.537		Ave. Variance=>	27.3511

USE 0.500



Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
20.4166	MOBILE HOME		\$5,150	No	/ /
30.5902	MOBILE HOME		\$20,259	No	/ /
0.8923	MOBILE HOME		\$114,000	No	/ /
38.2245	MOBILE HOME		\$5,627	No	/ /
26.6500	MOBILE HOME		\$12,800	No	/ /
35.0060	MOBILE HOME		\$15,375	No	/ /
7.9556	RANCH		\$9,494	No	/ /
0.9468	RANCH		\$6,000	No	/ /
40.3224	MOBILE HOME		\$39,773	No	/ /
20.1048	MOBILE HOME		\$54,555	No	/ /
73.4618	MOBILE HOME		\$39,773	No	/ /
4.7671	MOBILE HOME		\$57,032	No	/ /
46.3126	MOBILE HOME		\$39,820	No	/ /
37.2641	MOBILE HOME		\$6,000	No	/ /

3.4098

Coefficient of Var=> 50.94130682

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	RESIDENTIAL 401	401	48
	RESIDENTIAL 401	401	41
	RESIDENTIAL 401	401	76
	RESIDENTIAL 401	401	35
	RESIDENTIAL 401	401	35
	RESIDENTIAL 401	401	48
101-035-200-008-05, 101-035-200-005-01	RESIDENTIAL 401	401	71
	RESIDENTIAL 401	401	76
	RESIDENTIAL 401	401	76
113-022-100-235-00	RESIDENTIAL 401	401	46
	RESIDENTIAL 401	401	35
	RESIDENTIAL 401	401	63
	RESIDENTIAL 401	401	48
	RESIDENTIAL 401	401	11
