

Residential West ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
01-170-0006-000	9583 NOOK	10/15/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$91,000	35.00	\$281,020	\$40,000	\$220,000	\$267,800	0.822	1,779	\$123.66	4100W	18.2704	FRACTIONAL STY		\$40,000	No	//	
01-170-0017-000	2429 FRUIT	09/24/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$93,000	38.77	\$222,601	\$40,000	\$199,900	\$202,890	0.985	1,432	\$139.59	4100W	1.8950	RANCH/1STY		\$40,000	No	//	
01-172-0024-000	9515 RACHEL	10/21/22	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$86,000	40.19	\$201,015	\$40,000	\$174,000	\$178,906	0.973	1,250	\$139.20	4100W	3.1633	RANCH/1STY		\$40,000	No	//	
01-172-0030-000	9545 RACHEL	10/04/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$96,400	40.17	\$207,910	\$40,000	\$200,000	\$186,567	1.072	1,631	\$122.62	4100W	6.7790	RANCH/1STY		\$40,000	No	//	
01-172-0035-000	9571 RACHEL	07/22/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$95,800	33.61	\$224,283	\$41,379	\$243,621	\$203,227	1.199	1,520	\$160.28	4100W	19.4552	RANCH/1STY		\$40,000	No	//	
01-172-0040-000	9536 RACHEL	12/03/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$94,900	42.18	\$205,380	\$40,000	\$185,000	\$183,756	1.007	1,379	\$134.16	4100W	0.2559	RANCH/1STY		\$40,000	No	//	
01-173-0047-000	9515 AMY	06/22/22	\$0	WD	03-ARM'S LENGTH	\$268,000	\$100,300	37.43	\$235,408	\$40,000	\$228,000	\$217,120	1.050	1,468	\$155.31	4100W	4.5898	RANCH/1STY		\$40,000	No	//	
01-173-0059-000	1004 COTTAGEWOOD	05/22/22	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$102,800	38.50	\$241,706	\$40,000	\$227,000	\$224,118	1.013	1,468	\$154.63	4100W	0.8648	RANCH/1STY		\$40,000	No	//	
01-173-0071-000	9568 AMY RD	07/01/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$116,000	40.70	\$272,716	\$40,000	\$245,000	\$258,573	0.948	1,766	\$138.73	4100W	5.6706	RANCH/1STY		\$40,000	No	//	
01-173-0075-000	9552 AMY	01/31/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$120,200	45.36	\$267,540	\$76,857	\$188,143	\$211,870	0.888	1,470	\$127.99	4100W	11.6201	RANCH/1STY		\$40,000	No	//	
01-173-0078-000	9538 AMY	05/13/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$100,700	38.00	\$236,492	\$40,000	\$225,000	\$218,324	1.031	1,470	\$153.06	4100W	2.6364	RANCH/1STY		\$40,000	No	//	
01-173-0080-000	1104 BETH	06/04/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$98,900	38.78	\$220,213	\$30,000	\$225,000	\$211,348	1.065	1,443	\$155.93	4100W	6.0383	RANCH/1STY		\$30,000	No	//	
Totals:			\$2,800,900			\$3,068,900	\$1,196,000		\$2,816,284		\$2,560,664	\$2,564,498			\$142.10		0.5708						
								Sale. Ratio =>	38.97			E.C.F. =>	0.999	Std. Deviation=>		0.09555292							
								Std. Dev. =>	3.09			Ave. E.C.F. =>	1.004	Ave. Variance=>		6.7699	Coefficient of Var=>		6.741495717				