

ECF 420 R-C 2023 4-1-20 TO 3-31-22

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Std. when Sold	Adj./Ac. Sale	Cur. Appraisal	Land's Yield	Blkg. Residual	Cost/Meth. %	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mezn (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
010-A25-000-011-00	3218 ARNOLD CT	08/07/20	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$47,700	33.47	\$121,816	\$76,914	\$115,566	\$118,988	1.022	3,200	\$96.32	420	15.9025	RANCH		\$22,694	No	/ /		R-C	401	54	
010-A25-000-023-00	3215 ARNOLD CT	09/16/20	\$134,500	WD	03-ARM'S LENGTH	\$134,500	\$46,400	34.50	\$125,657	\$39,219	\$95,281	\$102,536	0.929	1,150	\$82.85	420	5.6164	RANCH		\$29,808	No	/ /		R-C	401	49	
010-B15-000-049-00	4566 WESTFIELD CT	06/01/20	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$42,800	46.02	\$109,555	\$24,469	\$68,531	\$100,932	0.679	1,258	\$54.48	420	19.4099	MULTI-STY		\$21,466	No	/ /		R-C	401	60	
010-B15-000-051-00	4550 WESTFIELD CT	12/08/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$55,750	47.25	\$130,647	\$27,217	\$90,783	\$121,981	0.744	1,152	\$78.80	420	12.8840	RANCH		\$21,851	No	/ /		R-C	401	68	
010-C05-000-007-00	4194 SHERRY CT	05/07/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$46,050	35.42	\$117,713	\$25,831	\$104,169	\$108,994	0.956	1,174	\$88.73	420	8.2653	RANCH		\$23,311	No	/ /		R-C	401	57	
010-C05-000-019-00	4161 SHERRY CT	04/23/21	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$66,650	44.14	\$157,188	\$27,668	\$123,332	\$153,642	0.803	1,559	\$79.11	420	7.0354	RANCH		\$22,080	No	/ /		R-C	401	58	
010-G15-000-014-00	2330 SHANE DR	07/30/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$91,150	60.77	\$211,823	\$29,481	\$120,519	\$136,313	0.557	1,573	\$76.67	420	31.5928	RANCH		\$22,398	No	/ /		R-C	401	71	
010-G15-000-043-00	2955 DOUGLAS DR	06/23/20	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$41,700	29.26	\$104,214	\$29,113	\$113,387	\$89,088	1.273	2,080	\$54.51	420	39.9678	BI-LEVEL		\$22,966	No	/ /		R-C	401	45	
010-L35-000-015-00	4117 RICHMARK LN	06/26/20	\$183,900	WD	03-ARM'S LENGTH	\$183,900	\$68,450	37.22	\$185,703	\$44,590	\$139,310	\$167,394	0.832	1,540	\$90.46	420	4.0849	RANCH		\$38,882	No	/ /		R-C	401	57	
010-L35-000-051-00	4036 RICHMARK LN	08/13/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,900	38.63	\$117,115	\$35,760	\$133,240	\$149,956	0.926	1,288	\$103.45	420	5.2482	RANCH		\$30,787	No	/ /		R-C	401	62	
<b>Total:</b>			<b>\$1,414,400</b>			<b>\$1,414,400</b>	<b>\$668,550</b>		<b>\$1,420,341</b>		<b>\$1,104,138</b>	<b>\$1,316,820</b>			<b>\$80.54</b>												
								<b>Sale. Ratio =&gt;</b>	<b>40.20</b>				<b>E.C.F. =&gt;</b>	<b>0.838</b>		<b>\$66. Deviation=&gt;</b>	<b>0.199581671</b>										
								<b>Std. Dev. =&gt;</b>	<b>9.21</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.873</b>		<b>Ave. Variance=&gt;</b>	<b>15.0024</b>	<b>Coefficient of Var=&gt;</b>	<b>17.18217422</b>								

USED 0.873 FOR 2023