

**401 ACREAGE ECF ANALYSIS 2025 SALES FRPM 4/1/2022-3/31/2024**

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	Land Value	Land Table	
080-011-200-050-00	5180 E ALCONA RD	10/20/22	\$314,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$314,000	\$97,000	30.89	\$321,669	\$173,894	\$140,106	\$170,533	0.822	1,092	\$128.30	401	18.1909	1 STORY	\$167,594	401 ACREAGE	
080-015-400-020-00	4971 BEATON RD	06/15/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$0	0.00	\$346,756	\$111,736	\$218,264	\$268,181	0.814	3,092	\$70.59	401	18.9619	2 STORY	\$89,640	401 ACREAGE	
080-020-300-010-00	3685 E QUICK RD	12/30/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$70,400	25.14	\$236,381	\$119,294	\$160,706	\$137,175	1.172	1,358	\$118.34	401	16.8052	1 STORY	\$90,000	401 ACREAGE	
080-020-400-010-30	3792 E DOVILLE RD	06/23/22	\$399,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$399,900	\$100,200	25.06	\$324,275	\$137,579	\$262,321	\$217,340	1.207	1,296	\$202.41	401	20.3476	2 STORY	\$120,000	401 ACREAGE	
<b>Totals:</b>			<b>\$1,323,900</b>			<b>\$1,323,900</b>	<b>\$267,600</b>		<b>\$1,229,081</b>		<b>\$781,397</b>	<b>\$793,229</b>			<b>\$129.91</b>		<b>1.8403</b>				
								<b>Sale. Ratio =&gt;</b>	<b>20.21</b>					<b>E.C.F. =&gt;</b>	<b>0.985</b>	<b>Std. Deviation=&gt;</b>		<b>0.215011915</b>			
								<b>Std. Dev. =&gt;</b>	<b>13.79</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.003</b>	<b>Ave. Variance=&gt;</b>		<b>18.5764</b>	<b>Coefficient of Var=&gt; 18.51185661</b>		

**401 ACREAGE USE 0.985**