

402 RESIDENTIAL FFT 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	
080-024-300-008-00	2165 N LAKESHORE DR	09/29/23	\$160,003	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,003	\$61,900	38.69	\$152,880	\$60,048	\$99,955	\$98,653	1.013	864	\$115.69	402	13.6033	1 STORY	\$38,464	
082-120-000-015-00	3040 E RICHLAND DR	10/19/23	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$43,600	38.58	\$114,689	\$17,933	\$95,067	\$101,634	0.935	1,064	\$89.35	402	21.3854	1 STORY	\$9,255	
082-120-000-021-00	3077 E LAKEVIEW CIR	10/06/22	\$197,700	PTA	03-ARM'S LENGTH	\$197,700	\$29,200	14.77	\$120,939	\$20,552	\$177,148	\$105,449	1.680	1,632	\$108.55	402	53.0712	1 STORY	\$11,334	
082-120-000-032-00	3084 E LAKEVIEW CIR	08/30/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$34,400	23.72	\$142,903	\$21,250	\$123,750	\$127,787	0.968	1,260	\$98.21	402	18.0825	SALTBOX	\$6,401	
Totals:			\$615,703			\$615,703	\$169,100		\$531,411		\$495,920	\$433,522			\$102.95		0.5303			
								Sale. Ratio =>	27.46			E.C.F. =>	1.144	Std. Deviation=>		0.355242367				
								Std. Dev. =>	11.78			Ave. E.C.F. =>	1.149	Ave. Variance=>		26.5356	Coefficient of Var=>		23.08978257	

USE 1.144 402 RES FFT