

**MOBILE & MANUFACTURED HOME ECF ANALYSIS 2025 SALES 7/1/2021 TO 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	Building Style	
080-030-200-020-04	1870 N F-41	08/12/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$32,700	37.37	\$116,215	\$41,392	\$46,108	\$87,512	0.527	1,216	\$37.92	401	MOBILE HOME	
080-027-400-005-00	1701 EVERETTE RD	07/02/21	\$180,000	WD	19-MULTI PARCEL ARM	\$168,000	\$41,900	24.94	\$162,719	\$128,701	\$39,299	\$46,409	0.847					
082-100-000-007-00	3738 N LAKESHORE DR	11/04/21	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$53,300	29.37	\$223,685	\$39,240	\$142,260	\$215,725	0.659	1,774	\$80.19	403	MODULAR	
<b>Totals:</b>			<b>\$449,000</b>			<b>\$437,000</b>	<b>\$127,900</b>		<b>\$502,619</b>		<b>\$227,667</b>	<b>\$349,646</b>			<b>\$59.05</b>			
								<b>Sale. Ratio =&gt;</b>	<b>29.27</b>					<b>E.C.F. =&gt;</b>	<b>0.651</b>	<b>Std. Deviation=&gt;</b>	<b>0.16084748</b>	
								<b>Std. Dev. =&gt;</b>	<b>6.30</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.678</b>	<b>Ave. Variance=&gt;</b>	<b>#REF!</b>	<b>#REF!</b>

NO NEW SALES SO USING 2 SALES FROM 2021

**USE ECF 0.651 FOR MOBILE & MANUFACTURED HOMES**