

All ECF Neighborhoods Except AG, COM/IND

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	Land Table	Property Class			
220-001-206-060-00*	5975 KISSER RD	04/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$38,800	15.52	\$106,691	\$22,482	\$227,518	\$108,657	2.094	1,145	\$198.71	0001	62.1050	SINGLE STORY		\$10,337	No	//		SOUTHERN	401			
220-001-200-001-16*	5500 KISSER RD	09/25/20	\$135,000	WD	03-ARM'S LENGTH	\$115,000	\$29,800	25.91	\$34,349	\$21,407	\$93,593	\$20,543	4.556	976	\$95.89	0001	182.2365	SINGLE STORY		\$18,000	No	//	220-001-200-001-11	SOUTHERN	400			
220-003-100-001-13*	6086 E FINGERBOARD LN	05/27/16	\$59,900	LC	03-ARM'S LENGTH	\$59,900	\$23,200	38.73	\$46,659	\$10,989	\$48,911	\$55,371	0.883	1,760	\$27.79	02	58.9527	MOBILE HOME		\$6,660	No	//		M68	400			
220-003-100-001-13*	6086 E FINGERBOARD LN	04/26/19	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$25,600	51.20	\$45,141	\$6,769	\$43,231	\$74,197	0.583	1,760	\$24.56	02	89.0212	MOBILE HOME		\$2,453	No	//		M68	400			
220-003-100-001-14*	E FINGERBOARD LN	09/05/17	\$139,000	WD	03-ARM'S LENGTH	\$69,000	\$60,400	87.54	\$119,446	\$60,478	\$8,522	\$91,761	0.093	1,604	\$5.31	02	137.9994	MODULAR		\$56,243	No	//	220-003-100-001-02	M68	400			
220-004-100-007-01*	6201 N WALKER RD	04/04/17	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,100	44.88	\$110,784	\$20,490	\$104,510	\$131,816	0.793	1,344	\$77.76	0001	68.0014	RANCH		\$14,993	No	//		SOUTHERN	400			
220-005-200-002-00*	1668 E M-68	03/11/17	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$40,400	67.33	\$76,167	\$11,462	\$48,538	\$95,154	0.510	1,196	\$40.58	02	96.2768	RANCH		\$6,072	No	//		M68	400			
220-005-200-004-01*	1776 M-68	09/07/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$17,000	15.45	\$46,906	\$10,927	\$99,073	\$46,425	2.134	800	\$123.84	0001	66.1202	SINGLE STORY		\$6,690	No	//		SOUTHERN	401			
220-005-200-004-01*	1876 E M-68	09/29/22	\$174,600	WD	03-ARM'S LENGTH	\$174,600	\$34,200	19.59	\$96,813	\$9,775	\$164,825	\$112,307	1.468	1,232	\$133.79	02	0.5237	SINGLE STORY		\$3,345	No	//		M68	401			
220-005-200-005-01*	6200 N WALKER	03/15/18	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$55,300	34.78	\$146,018	\$20,680	\$138,320	\$162,777	0.850	1,582	\$87.43	0001	62.3111	SINGLE STORY		\$16,900	No	//		SOUTHERN	400			
220-005-200-005-02*	6120 N WALKER	10/16/17	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$46,800	36.00	\$92,235	\$33,095	\$96,905	\$91,727	1.056	1,404	\$69.02	0001	41.6419	MODULAR		\$27,684	No	//		SOUTHERN	400			
220-004-315-145-00	SUZIE	10/18/24	\$26,500	WD	03-ARM'S LENGTH	\$26,500	\$9,700	36.60	\$19,405	\$18,144	\$8,356	\$1,201	6.958	0	#DIV/0!	0001	422.4189			\$18,144	No	//		SOUTHERN	401			
220-005-200-005-02*	6120 N WALKER	10/16/17	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$46,800	35.19	\$114,028	\$33,095	\$99,905	\$125,779	0.794	1,404	\$71.16	0001	67.8574	MODULAR		\$27,684	No	//		SOUTHERN	400			
220-005-200-008-02*	6308 N WALKER	06/15/18	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$0	0.00	\$130,551	\$24,791	\$170,209	\$167,607	1.016	1,948	\$87.38	0001	45.7342	SINGLE STORY		\$17,500	No	//		SOUTHERN	400			
220-005-300-002-01*	6965 MONTGOMERY	09/02/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$30,500	19.68	\$86,624	\$6,090	\$148,910	\$103,915	1.433	1,352	\$110.14	0001	3.9864	MODULAR		\$3,345	No	//		SOUTHERN	401			
220-006-100-002-00*	6411 CROSS	02/20/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$61,800	55.18	\$113,947	\$91,276	\$20,724	\$35,986	0.576	967	\$21.43	0001	89.6970	SINGLE STORY		\$89,926	No	//		SOUTHERN	400			
220-006-200-003-00*	6086 MONTGOMERY	05/11/16	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$62,700	50.56	\$125,501	\$15,979	\$108,021	\$158,728	0.681	2,054	\$52.59	0001	79.2321	SINGLE STORY		\$8,580	No	//		SOUTHERN	400			
220-008-200-002-00*	1878 SOULES	03/01/16	\$148,000	LC	03-ARM'S LENGTH	\$148,000	\$63,500	42.91	\$109,372	\$10,268	\$137,732	\$143,629	0.959	2,812	\$48.98	0001	51.3922	SINGLE STORY		\$6,000	No	//		SOUTHERN	400			
220-008-400-001-04*	WALKER	02/04/22	\$140,000	MLC	03-ARM'S LENGTH	\$85,000	\$25,500	30.00	\$73,363	\$48,000	\$37,000	\$32,726	1.131	0	#DIV/0!	0001	34.2281			\$48,000	No	//	220-008-401-001-01	SOUTHERN	401			
220-009-303-021-01*	7755 N WALKER	12/22/15	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$10,400	41.60	\$22,939	\$13,020	\$11,980	\$16,261	0.737	938	\$12.77	0001	73.6117	MOBILE HOME		\$11,580	No	//		SOUTHERN	400			
220-009-315-151-00	2455 WALKER	03/14/25	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$90,400	31.17	\$182,255	\$22,757	\$267,243	\$144,998	1.843	1,576	\$169.57	0001	37.0214	SINGLE STORY		\$13,409	No	//		SOUTHERN	401			
220-009-400-003-00	2537 WALKER	11/08/23	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$14,000	17.07	\$29,954	\$3,950	\$78,050	\$35,554	2.326	507	\$153.94	0001	85.3268	SINGLE STORY		\$2,600	No	//		SOUTHERN	401			
220-012-100-001-00*	7217 OSMUN	02/28/18	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$51,400	43.19	\$128,245	\$42,544	\$76,456	\$112,172	0.682	1,064	\$71.86	0001	79.1267	SINGLE STORY		\$39,000	No	//		SOUTHERN	400			
220-014-200-002-00*	8020 OSMUN	10/06/15	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,400	38.67	\$94,882	\$47,432	\$72,568	\$64,122	1.132	1,066	\$68.08	0001	34.1140	MODULAR		\$41,800	No	//		SOUTHERN	400			
220-014-200-002-00	8020 OSMUN	10/15/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$82,400	24.24	\$163,228	\$57,475	\$282,525	\$100,712	2.805	1,080	\$261.60	0001	133.2268	MODULAR		\$49,400	No	//		SOUTHERN	401			
220-017-100-003-00*	8240 MONTGOMERY	11/11/16	\$74,500	WD	03-ARM'S LENGTH	\$74,500	\$34,500	46.31	\$64,989	\$8,405	\$66,095	\$85,733	0.771	896	\$73.77	0001	70.1928	SINGLE STORY		\$4,400	No	//		SOUTHERN	400			
220-017-100-003-00*	8240 MONTGOMERY	03/05/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,500	47.65	\$80,352	\$10,212	\$74,788	\$111,333	0.672	896	\$83.47	0001	80.1116	SINGLE STORY		\$6,387	No	//		SOUTHERN	400			
220-017-300-001-00	8967 MONTGOMERY	08/06/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$25,700	24.48	\$50,841	\$9,031	\$95,969	\$39,819	2.410	630	\$152.33	0001	93.7263	SINGLE STORY		\$6,556	No	//		SOUTHERN	401			
220-017-400-001-01*	8467 MONTGOMERY	09/25/18	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$111,100	50.73	\$209,532	\$28,131	\$190,869	\$287,938	0.663	3,536	\$53.98	0001	80.9983	MULTI-STORY		\$24,306	No	//		SOUTHERN	400			
220-017-400-001-03	8903 MONTGOMERY	09/12/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$133,700	35.18	\$264,343	\$35,055	\$344,945	\$218,370	1.580	2,040	\$169.09	0001	10.6774	MULTI-STORY		\$31,320	No	//		SOUTHERN	401			
Totals:			\$4,265,500			\$4,120,500	\$1,368,600		\$2,985,560		\$3,366,291	\$2,975,321			#DIV/0!		34.1461											
													Sale. Ratio =>	33.21														
													Std. Dev. =>	17.19														
													E.C.F. =>	1.131	Std. Deviation=>	1.37085759												
													Ave. E.C.F. =>	1.473	Ave. Variance=>	81.2623	Coefficient of Var=>	55.17297377										

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2015 thru 2025

I Used **1.280**

COM/IND 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	Land Table	Property Class	
092-006-300-028-01*		05/24/19	\$100,000		ARMS-LENGTH	\$100,000				\$69,258	\$30,742	\$52,213	0.590													
053-C06-001-008-15*		03/16/20	\$335,000		ARMS-LENGTH	\$335,000				\$73,886	\$261,114	\$395,230	0.660													
053-025-401-004-00*		07/30/19	\$270,000		ARMS-LENGTH	\$270,000				\$69,038	\$200,922	\$302,114	0.670													
130-024-400-002-03		10/18/24	\$260,000		ARMS-LENGTH	\$260,000				\$44,666	\$215,334	\$133,119	1.620													
054-P39-002-008-00*		03/12/20	\$45,300		ARMS-LENGTH	\$45,300				\$10,395	\$34,905	\$52,357	0.670													
054-B01-003-001-00*		11/08/19	\$82,500		ARMS-LENGTH	\$82,500				\$13,194	\$69,306	\$102,727	0.670													
092-006-316-152-00*		08/24/18	\$200,000		ARMS-LENGTH	\$200,000				\$79,621	\$120,379	\$174,666	0.690													
052-W59-004-001-00*		05/23/19	\$41,000		ARMS-LENGTH	\$41,000				\$7,717	\$33,283	\$44,390	0.750													
053-C06-001-001-04*		05/24/19	\$210,000		ARMS-LENGTH	\$210,000				\$53,765	\$156,235	\$192,761	0.810													
054-H20-000-002-00*		11/11/19	\$145,600		ARMS-LENGTH	\$145,600				\$23,760	\$121,840	\$139,571	0.870													
054-H21-000-001-00*		02/26/20	\$79,000		ARMS-LENGTH	\$79,000				\$16,893	\$62,107	\$69,728	0.890													
055-006-200-024-04*		08/01/19	\$136,000		ARMS-LENGTH	\$136,000				\$53,295	\$82,705	\$91,952	0.900													
161-016-100-008-00*		07/24/18	\$89,000		ARMS-LENGTH	\$89,000				\$14,025	\$74,975	\$63,096	1.190													
171-009-200-009-00		10/13/23	\$151,069		ARMS-LENGTH	\$151,069				\$36,940	\$114,129	\$146,237	0.780													
161-I47-000-004-00*		10/04/18	\$54,500		ARMS-LENGTH	\$54,500				\$12,900	\$41,600	\$32,766	1.270													
Totals:			\$2,198,969			\$2,198,969	\$0		\$0	\$579,353	\$1,619,576	\$1,992,927			#DIV/0!		4.6615									
													Sale. Ratio =>	0.00												