

Comm ECF Study																											
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	Building Depr.	
160-040-000-037-00	3774 S FIRST ST	11/01/21	\$129,500	WD	03-ARM'S LENGTH	\$114,500	\$35,700	31.18	\$68,635	\$6,900	\$107,600	\$88,193	1.220	2,040	\$52.75	COMM	122.0053	RANCH		\$6,900	No	//		160-040-000-038-00	COMMERCIAL	201	59
160-140-000-047-00	20370 STATE ST	03/18/22	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$11,000	15.94	\$60,292	\$7,637	\$61,363	\$75,221	0.816	1,440	\$42.61	COMM	81.5765			\$6,900	No	//			COMMERCIAL	201	0
160-140-000-104-00	20454 STATE ST	07/19/21	\$9,500	WD	03-ARM'S LENGTH	\$9,500	\$13,600	143.16	\$27,294	\$4,140	\$5,360	\$31,937	0.168	1,920	\$2.79	COMM	56.7167			\$4,140	No	//		160-140-000-103-00	COMMERCIAL	201	0
Totals:			\$208,000			\$193,000	\$60,300		\$156,221		\$174,323	\$195,351			\$32.72												
Sale. Ratio =>								31.24	E.C.F. =>								0.892	Std. Deviation=>								0.53079087	
Std. Dev. =>								69.47	Ave. E.C.F. =>								0.735	Ave. Variance=>								86.7662	
																		Coefficient of Var=>								118.1214917	

I Used

0.735

All Except Com/Ind ECF Study																															
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	Building Depr.					
160-010-000-070-00	3569 MAIN ST	07/16/21	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$27,200	27.23	\$54,202	\$9,514	\$90,386	\$93,686	0.965	2,630	\$34.37	21	36.2248	MULTI STORY		\$7,788	No	/ /			ORIGINAL PLAT	401	42				
160-020-000-005-00	3590 MAPLE ST	03/25/21	\$35,000	LC	03-ARM'S LENGTH	\$35,000	\$17,200	49.14	\$35,323	\$2,568	\$32,432	\$62,990	0.515	1,152	\$28.15	22	8.7660	MULTI STORY		\$2,568	No	/ /			CHANDLER'S 1ST.	401	51				
160-020-000-013-00	3574 BEECH STREET	09/21/20	\$63,600	WD	03-ARM'S LENGTH	\$63,600	\$27,400	43.08	\$53,896	\$6,269	\$57,331	\$97,198	0.590	1,471	\$38.97	22	1.2695	C		\$4,808	No	/ /			CHANDLER'S 1ST.	401	56				
160-020-000-017-01	3670 BIRCH ST	11/11/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$31,000	47.69	\$66,175	\$7,326	\$57,674	\$113,171	0.510	1,680	\$34.33	22	9.2915	DOUBLEWIDE		\$7,326	No	/ /			CHANDLER'S 1ST.	401	76				
160-020-000-029-00	3691 N POPLAR ST	04/24/20	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$9,500	70.37	\$18,695	\$3,284	\$10,216	\$31,451	0.325	576	\$17.74	22	27.7710	RANCH		\$3,195	No	/ /			CHANDLER'S 1ST.	401	53				
160-020-000-032-00	20854 STATE ST	02/12/21	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$7,200	60.00	\$15,438	\$3,663	\$8,337	\$22,644	0.368	480	\$17.37	22	23.4359	RANCH		\$3,663	No	/ /			CHANDLER'S 1ST.	401	45				
160-030-000-005-00	20898 SUPERIOR ST	08/09/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$14,800	49.33	\$29,431	\$6,925	\$23,075	\$47,182	0.489	1,300	\$17.75	23	11.3473	RANCH		\$6,742	No	/ /			FELL'S ADDITION	401	45				
160-030-000-011-00	20985 HURON ST	08/09/21	\$5,000	QC	03-ARM'S LENGTH	\$5,000	\$6,500	130.00	\$13,678	\$4,312	\$688	\$18,012	0.038	672	\$1.02	23	56.4335	SINGLEWIDE		\$3,948	No	/ /			FELL'S ADDITION	401	47				
160-040-000-050-00	20480 SHAW ST	07/02/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$17,000	85.00	\$33,382	\$4,673	\$15,327	\$60,187	0.255	864	\$17.74	24	34.7875	C		\$4,673	No	/ /			GLASIER'S 1ST.	401	55				
160-080-000-042-00	20675 ELSDEN ST	03/18/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$21,800	48.44	\$46,960	\$7,015	\$37,985	\$76,817	0.494	1,414	\$26.86	28	10.8048	RANCH		\$5,841	No	/ /			ROBINSON'S ADD.	401	45				
160-080-000-050-00	20680 SHAW ST	08/21/20	\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$12,400	49.60	\$24,579	\$2,506	\$22,494	\$36,185	0.622	672	\$33.47	28	1.9102	SINGLEWIDE		\$2,310	No	/ /			ROBINSON'S ADD.	401	46				
160-080-000-062-01	3857 S VETERANS DR	01/08/21	\$33,500	WD	03-ARM'S LENGTH	\$33,500	\$9,900	29.55	\$21,646	\$3,928	\$29,572	\$34,073	0.868	775	\$38.16	28	26.5367	RANCH		\$3,894	No	/ /			ROBINSON'S ADD.	401	45				
160-080-000-068-00	20543 ELSDEN ST	03/02/21	\$70,000	LC	03-ARM'S LENGTH	\$70,000	\$26,800	38.29	\$52,754	\$7,694	\$62,306	\$94,465	0.660	1,632	\$38.18	28	5.7032	C		\$5,841	No	/ /			ROBINSON'S ADD.	401	45				
160-090-000-017-00	20736 FARDON ST	07/26/21	\$72,900	WD	03-ARM'S LENGTH	\$72,900	\$22,600	31.00	\$44,511	\$5,349	\$67,551	\$82,101	0.823	1,176	\$57.44	29	22.0250	DOUBLEWIDE		\$5,148	No	/ /			ROBINSON'S 2ND	401	67				
160-090-000-030-02	20551 FARDON ST	04/13/21	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$18,800	49.47	\$37,527	\$9,672	\$28,328	\$58,396	0.485	1,180	\$24.01	29	11.7433	MULTI STORY		\$9,672	No	/ /			ROBINSON'S 2ND	401	45				
160-100-000-018-00	3924 OAK ST	08/13/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$34,800	28.52	\$69,567	\$2,730	\$119,270	\$140,120	0.851	3,262	\$36.56	30	24.8669	C		\$2,730	No	/ /			ROBINSON'S 3RD	401	45				
160-110-000-025-00	4186 S LYNN ST	04/02/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$10,300	34.33	\$21,987	\$3,820	\$26,180	\$34,937	0.749	744	\$35.19	31	14.6826	RANCH		\$3,513	No	/ /			SHAW'S 1ST. ADD.	401	45				
160-120-000-005-01	20866 FAIRVIEW ST	03/02/21	\$51,000	WD	03-ARM'S LENGTH	\$51,000	\$16,200	31.76	\$32,846	\$5,267	\$45,733	\$57,818	0.791	976	\$46.86	32	18.8455	RANCH		\$5,060	No	/ /			SHAW'S 2ND ADD.	401	54				
160-140-000-046-00	20360 STATE ST	12/01/21	\$40,000	LC	03-ARM'S LENGTH	\$40,000	\$16,000	40.00	\$34,426	\$3,146	\$36,854	\$60,154	0.613	1,491	\$24.72	2	1.0130	RANCH		\$3,146	No	/ /			STATE STREET	401	45				
160-140-000-053-00	3673 N SECOND ST	09/26/20	\$16,500	WD	03-ARM'S LENGTH	\$16,500	\$6,600	40.00	\$13,435	\$5,534	\$10,966	\$15,194	0.722	552	\$19.87	34	11.9189	SINGLEWIDE		\$2,220	No	/ /			YOUNG'S ADDITION	401	35				
160-140-000-076-00	3706 N SECOND ST	08/18/20	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$12,100	27.50	\$24,185	\$2,220	\$41,780	\$44,827	0.932	1,131	\$36.94	34	32.9505	RANCH		\$2,220	No	/ /			YOUNG'S ADDITION	401	45				
160-208-000-003-00	4175 S LYNN ST	11/30/20	\$60,800	WD	03-ARM'S LENGTH	\$60,800	\$26,200	43.09	\$50,586	\$8,317	\$52,483	\$88,614	0.592	1,104	\$47.54	31	1.0269	RANCH		\$6,570	No	/ /			SHAW'S 1ST. ADD.	401	60				
Totals:			\$992,700			\$992,700	\$392,300		\$795,229		\$876,968	\$1,370,221			\$30.60																
Sale. Ratio =>								39.52	E.C.F. =>								0.640	Std. Deviation=>								0.23114881					
Std. Dev. =>								23.22	Ave. E.C.F. =>								0.603	Ave. Variance=>								17.8797		Coefficient of Var=>		29.6743205	

I Used

0.635