

Spaulding 2023 ECF Neighborhood 4050 & 4055

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class	Building Depr.		
25-11-4-01-3158-800	3895 EAST	10/7/20	62500	WD	62500	18700	29.92	47871	3029	59471	84767	0.702	4055	7.903	1 STORY	3029	401	55		
25-11-4-01-3172-700	3987 EAST	5/14/21	85000	WD	85000	21200	24.94	52225	3865	81135	91418	0.888	4055	26.497	1 STORY	3865	401	58		
25-11-4-01-3196-000	1540 HUNTINGTON	11/19/21	76000	WD	76000	16100	21.18	40019	10961	65039	54930	1.184	4055	56.149	1 + STORY	10961	401	53		
25-11-4-01-3198-000	2900 CASEY	11/6/20	30000	WD	30000	16600	55.33	42893	6477	23523	68839	0.342	4050	28.084	1 STORY	6477	401	53		
25-11-4-01-3198-000	2900 CASEY	5/27/21	67000	SD	67000	17400	25.97	42893	6477	60523	68839	0.879	4050	25.665	1 STORY	6477	401	53		
25-11-4-01-4002-000	1105 CONRAD	5/27/21	94000	SD	94000	46400	49.36	113198	33904	60096	149894	0.401	4055	22.162	2.0 STORY	14080	401	57		
25-11-4-01-4023-000	1165 CONRAD	11/8/21	35000	WD	35000	17000	48.57	42020	7939	27061	64425	0.420	4055	20.251	1.25 STORY	7939	401	51		
25-11-4-01-4037-000	4162 S WASHINGTON	3/17/21	74000	WD	74000	37400	50.54	96849	12660	61340	159147	0.385	4055	23.712	1 STORY	12660	401	60		
25-11-4-12-1004-000	4245 S WASHINGTON	5/1/20	74000	WD	74000	30300	40.95	79754	12196	61804	127709	0.484	4055	13.860	1.5 STORY	12196	401	53		
25-11-4-12-4007-002	4460 SHERIDAN	11/9/21	83500	WD	83500	34000	40.72	82317	30631	52869	97705	0.541	4055	8.144	1.75 STORY	15394	401	50		
Totals:			681000		681000	255100		640039		552861	967675			5.122						
							Sale. Ratio :	37.46				E.C.F. =>	0.571	0.28060553						
							Std. Dev. =>	12.3483				Ave. E.C.F. =>	0.623	23.2426713	Coefficient of Var=>	37.3348				

Conclusion: the indicated ECF is .571, use .571  
also .571 for Mobile Home & 2 sales indicating a .528 for agg buildings that is used