

Spaulding 2023 Neighborhood 4060

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 (%)	Land Value	Propert y Class	Buildin g Depr.		
25-11-4-12-1179-000	4159 NANCY	9/24/21	41000	WD	41000	39500	96.34	78697	11915	29085	94059	0.309	4060	63.071	11915	401	61		
25-11-4-12-1152-000	4129 AMELIA	2/1/21	85000	WD	85000	40300	47.41	101191	11699	73301	126045	0.582	4060	7.307	11699	401	61		
25-11-4-12-1141-000	4149 PEGGY	5/7/21	120000	WD	120000	54800	45.67	109259	11217	108783	138087	0.788	4060	78.778	11217	401	63		
25-11-4-12-1164-000	4175 PEGGY	6/29/21	127000	WD	127000	50500	39.76	98677	11217	115783	123183	0.940	4060	93.993	11217	401	61		
Totals:			373000		373000	185100		387824		326952	481375			2.459					
Sale. Ratio :												49.62	E.C.F. =>		0.679	0.273113506			
Std. Dev. =>												26.23526	Ave. E.C.F. =>		0.655	60.78722326		Coefficient of Var=>	

Conclusion: the indicated ECF is .679 therfor .679 is used. For agg buildings use 1.00