

Spaulding 2023 ECF Neighborhood 4070

Parcel Number	Street Address	Sale Date	Sale Price	Inst r.	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	Property Class	Building Depr.	
25-11-4-23-1026-000	2015 HOULIHAN	10/15/21	75000	WD	75000	41700	55.60	92521	14208	60792	109376	0.556	4070	70.600	14208	401	58	
25-11-4-13-4105-000	1470 HOULIHAN	5/13/21	122500	WD	122500	57900	47.27	130030	16127	106373	159082	0.669	4070	20.866	14752	401	58	
25-11-4-14-1004-001	2450 EVON	7/15/20	130000	WD	130000	59000	45.38	132788	16044	113956	163050	0.699	4070	17.842	16044	401	66	
25-11-4-24-1229-001	1029 CRESTLANE	5/4/20	129900	WD	129900	57700	44.42	132278	20754	109146	155760	0.701	4070	40.485	20754	401	81	
25-11-4-24-4004-005	1390 W MOORE	9/27/21	175000	WD	175000	69500	39.71	159381	33659	141341	175589	0.805	4070	18.602	18907	401	75	
25-11-4-13-4008-000	4786 SHERIDAN	10/1/20	149900	WD	149900	60300	40.23	133902	8142	141758	175642	0.807	4070	80.708	8142	401	59	
25-11-4-26-1001-002	6170 EAST RD	3/11/21	123000	WD	123000	46500	37.80	105216	9246	113754	134036	0.849	4070	13.685	9246	401	58	
25-11-4-14-3006-001	2960 HOULIHAN	4/16/21	137900	WD	137900	52600	38.14	117718	16420	121480	141478	0.859	4070	85.865	13868	401	61	
25-11-4-25-1027-000	6363 COLE	4/21/21	145000	WD	145000	51700	35.66	117426	14140	130860	144254	0.907	4070	35.466	14140	401	55	
25-11-4-35-1121-000	7135 MAHAR	5/12/21	157000	WD	157000	51400	32.74	120178	20506	136494	139207	0.981	4070	1.046	16377	401	68	
25-11-4-26-3007-000	2590 W CURTIS	9/4/20	115000	WD	115000	37600	32.70	87640	14761	100239	101786	0.985	4070	27.701	13800	401	62	
25-11-4-24-1158-000	5106 SHERIDAN	8/4/20	70000	WD	70000	23700	33.86	53468	9551	60449	61337	0.986	4070	98.553	9551	401	58	
25-11-4-25-1018-000	6070 SHERIDAN	11/1/21	115000	WD	115000	38100	33.13	85992	10457	104543	105496	0.991	4070	99.097	5658	401	58	
25-11-4-24-1207-000	1116 CRESTLANE	5/14/21	133000	WD	133000	40100	30.15	93381	20567	112433	101696	1.106	4070	110.558	20567	401	61	
25-11-4-23-4001-002	5940 EAST	9/17/21	125000	WD	125000	35100	28.08	78076	16520	108480	85972	1.262	4070	126.181	16520	401	58	
Totals:			1903200		1903200	722900		1639995		1662098	1953761			2.660				
							Sale. Ratio =>	37.98				E.C.F. =>	0.851	0.183013				
							Std. Dev. =>	7.367544				Ave. E.C.F. =>	0.877	56.48352	Coefficient of Var=>			

Conclusion: the indicated ECF is .851, use .850,
also .85 for Mobile Home and used .840 for agg buildings