

Spaulding 2023 ECF Neighborhood 4075

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	Property Class	Building Depr.	
25-11-4-23-1022-000	2084 ZEROS	5/20/21	37000	WD	37000	27000	72.973	50045	10488	26512	56269	0.471	4075	37.775	10488	401	48	
25-11-4-13-2001-001	1570 EVON	12/18/20	65000	WD	65000	37500	57.692	83446	12330	52670	101161	0.521	4075	52.066	11730	401	58	
25-11-4-24-4122-000	1364 RUBY ANN	5/15/21	60175	WD	60175	35600	59.161	73228	17792	42383	78856	0.537	4075	50.321	13360	401	58	
25-11-4-14-1005-000	4720 EAST	10/12/20	67000	WD	67000	37700	56.269	82286	16642	50358	93377	0.539	4075	53.930	12696	401	53	
25-11-4-24-1153-000	5200 SHERIDAN	9/21/20	75000	WD	75000	42900	57.200	93968	10710	64290	118432	0.543	4075	30.608	10710	401	66	
25-11-4-24-4032-000	1162 SARATOGA	10/12/21	38900	CD	38900	24400	62.725	46770	3726	35174	61229	0.574	4075	69.130	3726	401	54	
25-11-4-13-4120-000	4835 COLE	5/22/20	75000	WD	75000	38400	51.200	86119	13800	61200	102872	0.595	4075	59.491	13800	401	63	
25-11-4-24-4116-000	1278 RUBY ANN	10/15/20	67000	WD	67000	31500	47.015	70167	18653	48347	73277	0.660	4075	60.598	13360	401	58	
25-11-4-13-2001-001	1570 EVON	12/14/21	82000	WD	82000	43500	53.049	83446	12330	69670	101161	0.689	4075	68.871	11730	401	58	
25-11-4-24-1006-001	5360 SHERIDAN RD.	9/3/21	145000	WD	145000	67900	46.828	131548	50949	94051	114650	0.820	4075	82.033	50949	401	53	
25-11-4-24-4026-000	5720 SHERIDAN	6/4/21	100000	WD	100000	43500	43.500	86101	17523	82477	97551	0.845	4075	0.344	17523	401	63	
25-11-4-25-3019-000	6845 EAST	1/22/21	74000	WD	74000	26300	35.541	58509	5520	68480	75376	0.909	4075	26.252	5520	401	58	
25-11-4-24-1301-000	5140 YOUNGSTOWN	4/30/21	122000	WD	122000	43800	35.902	90219	21778	100222	97356	1.029	4075	102.944	12626	401	60	
25-11-4-24-1017-000	1335 HOULIHAN	7/22/20	75000	WD	75000	23800	31.733	52903	6900	68100	65438	1.041	4075	104.068	6900	401	53	
25-11-4-24-1305-000	5114 YOUNGSTOWN	5/20/21	72000	WD	72000	24400	33.889	50629	11418	60582	55777	1.086	4075	108.615	11418	401	53	
25-11-4-24-4122-000	1364 RUBY ANN	7/21/21	107000	WD	107000	35600	33.271	73228	17792	89208	78856	1.131	4075	28.235	13360	401	58	
25-11-4-24-1304-000	5124 YOUNGSTOWN	5/12/21	114500	WD	114500	36900	32.227	75059	11418	103082	90528	1.139	4075	113.868	11418	401	63	
25-11-4-25-3030-000	1810 W CURTIS	8/14/20	110000	WD	110000	32600	29.636	71714	14208	95792	81801	1.171	4075	#REF!	14208	401	54	
25-11-4-24-4111-000	1309 RUBY ANN	10/5/21	130000	WD	130000	40600	31.231	82216	13106	116894	98307	1.189	4075	118.907	13106	401	63	
25-11-4-24-4131-000	5537 COLE	9/7/21	120000	WD	120000	35900	29.917	73895	16301	103699	81926	1.266	4075	126.576	16301	401	58	
25-11-4-24-4123-000	1378 RUBY ANN	7/7/21	103000	WD	103000	30300	29.417	62204	12688	90312	70435	1.282	4075	128.220	12688	401	61	
Totals:			1839575		1839575	760100		1577700		1523503	1794634			1.003				
						Sale. Ratio :		41.319				E.C.F. =>		0.849	0.2838			
						Std. Dev. =>		13.23856				Ave. E.C.F. =>		0.859	#REF!	Coefficient of Var=>		

Conclusion: the indicated ECF is .849 use .850  
also use .850 for Mobile Home and .840 for agg buildings