

MOBILE ECF

| 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 | Land Value | |
|----------------|-------------------|-----------|--------------------|--------|------------------------------|--------------------------|------------------|---------------|--------------------------|--------------------|--------------------|----------------------------|----------------|--------------------------------|--------------------|----------|------------------|----------------|------------|--|
| 2312-21-1402 | 2681 OLD M-37 HWY | 08/23/22 | \$90,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$90,000 | \$58,400 | 64.89 | \$69,812 | \$34,669 | \$55,331 | \$72,045 | 0.768 | 1,632 | \$33.90 | RES | 30.6223 | SWT/DWT | \$34,600 | |
| 2111-01-2402 | 6496 S 23 1/2 RD | 08/11/22 | \$80,000 | WD | 03-ARM'S LENGTH | \$80,000 | \$31,600 | 39.50 | \$84,187 | \$35,196 | \$44,804 | \$50,558 | 0.886 | 952 | \$47.06 | RES | 18.8040 | SWT/DWT | \$32,250 | |
| 2209-08-3404 | 7378 E 28 3/4 RD | 01/20/23 | \$62,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$62,000 | \$31,000 | 50.00 | \$47,767 | \$40,684 | \$21,316 | \$23,138 | 0.921 | 910 | \$23.42 | 5 | 15.2981 | SWT/DWT | \$40,684 | |
| 2312-07-2202 | 11835 W 16 RD | 10/19/22 | \$55,000 | WD | 03-ARM'S LENGTH | \$55,000 | \$22,400 | 40.73 | \$55,859 | \$35,928 | \$19,072 | \$20,569 | 0.927 | 618 | \$30.86 | RES | 14.6987 | SWT/DWT | \$32,600 | |
| 2312-06-1302 | | 09/13/22 | \$44,900 | WD | 03-ARM'S LENGTH | \$44,900 | \$17,300 | 38.53 | \$45,378 | \$32,578 | \$12,322 | \$13,209 | 0.933 | 312 | \$39.49 | RES | 14.1411 | SWT/DWT | \$32,000 | |
| 2312-01-4405 | 6142 W 16 RD | 11/03/22 | \$116,000 | WD | 03-ARM'S LENGTH | \$116,000 | \$38,500 | 33.19 | \$119,217 | \$32,034 | \$83,966 | \$89,972 | 0.933 | 1,404 | \$59.80 | RES | 14.0980 | SWT/DWT | \$25,850 | |
| 2209-34-2204 | 1110 PLETT RD | 05/05/22 | \$140,000 | WD | 03-ARM'S LENGTH | \$140,000 | \$37,100 | 26.50 | \$138,132 | \$36,300 | \$103,700 | \$105,090 | 0.987 | 1,560 | \$66.47 | RES | 8.7449 | SWT/DWT | \$28,300 | |
| 2411-15-2101 | 2599 W 6 RD | 06/01/22 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$55,600 | 29.26 | \$184,057 | \$28,625 | \$161,375 | \$157,189 | 1.027 | 2,600 | \$62.07 | RES | 4.7597 | SWT/DWT | \$24,508 | |
| 2409-35-2104 | 6835 N 45 1/2 RD | 01/18/23 | \$130,000 | WD | 03-ARM'S LENGTH | \$130,000 | \$51,700 | 39.77 | \$122,468 | \$37,469 | \$92,531 | \$87,718 | 1.055 | 1,693 | \$54.66 | RES | 1.9359 | SWT/DWT | \$32,250 | |
| 2412-18-3302 | 9095 N 1 RD | 11/15/22 | \$115,000 | WD | 03-ARM'S LENGTH | \$115,000 | \$43,700 | 38.00 | \$106,761 | \$29,485 | \$85,515 | \$79,748 | 1.072 | 1,215 | \$70.38 | RES | 0.1912 | SWT/DWT | \$24,180 | |
| 2211-27-4103 | 4738 S 21 RD | 04/01/22 | \$100,000 | WD | 03-ARM'S LENGTH | \$100,000 | \$30,400 | 30.40 | \$90,418 | \$32,306 | \$67,694 | \$59,971 | 1.129 | 1,056 | \$64.10 | RES | 5.4552 | SWT/DWT | \$32,260 | |
| 2210-20-1202 | 1630 E 32 RD | 09/23/22 | \$115,000 | WD | 03-ARM'S LENGTH | \$115,000 | \$42,000 | 36.52 | \$106,805 | \$61,465 | \$53,535 | \$46,791 | 1.144 | 1,130 | \$47.38 | RES | 6.9918 | SWT/DWT | \$58,860 | |
| 2312-28-4102 | 1471 N 7 RD | 07/26/22 | \$121,900 | WD | 03-ARM'S LENGTH | \$121,900 | \$37,800 | 31.01 | \$108,505 | \$41,763 | \$80,137 | \$68,877 | 1.163 | 1,216 | \$65.90 | 5 | 8.9252 | SWT/DWT | \$40,684 | |
| 2309-27-1207 | 1783 MICHAMY WY | 08/26/22 | \$130,000 | WD | 03-ARM'S LENGTH | \$130,000 | \$36,200 | 27.85 | \$109,823 | \$32,746 | \$97,254 | \$79,543 | 1.223 | 1,028 | \$94.61 | 5 | 14.8437 | SWT/DWT | \$32,496 | |
| 2210-15-4101 | 2800 S 33 RD | 10/21/22 | \$255,000 | WD | 03-ARM'S LENGTH | \$255,000 | \$65,800 | 25.80 | \$225,782 | \$118,290 | \$136,710 | \$110,931 | 1.232 | 1,232 | \$110.97 | RES | 15.8165 | SWT/DWT | \$118,290 | |
| 2311-26-3304 | 1042 N 21 1/2 RD | 07/01/22 | \$265,000 | WD | 03-ARM'S LENGTH | \$265,000 | \$75,500 | 28.49 | \$216,413 | \$43,551 | \$221,449 | \$178,392 | 1.241 | 1,782 | \$124.27 | RES | 16.7136 | SWT/DWT | \$32,350 | |
| 2311-15-1101 | 2091 W 18 RD | 07/02/22 | \$77,500 | WD | 03-ARM'S LENGTH | \$77,500 | \$34,600 | 44.65 | \$66,802 | \$32,250 | \$45,250 | \$35,657 | 1.269 | 780 | \$58.01 | RES | 19.4797 | SWT/DWT | \$32,250 | |
| 2312-06-1303 | 11469 DIRT RD | 05/26/22 | \$130,000 | WD | 03-ARM'S LENGTH | \$130,000 | \$33,400 | 25.69 | \$108,085 | \$61,506 | \$68,494 | \$48,069 | 1.425 | 264 | \$259.45 | RES | 35.0681 | SWT/DWT | \$59,895 | |
| Totals: | | | \$2,217,300 | | | \$2,217,300 | \$743,000 | | \$2,006,271 | \$1,450,455 | \$1,327,469 | | 1.093 | | \$72.93 | | 1.8422 | | | |
| | | | | | | Sale. Ratio => | 33.51 | | E.C.F. => | 1.074 | | Std. Deviation=> | 0.16734 | | | | | | | |
| | | | | | | Std. Dev. => | 9.99 | | Ave. E.C.F. => | 1.074 | | Ave. Variance=> | 13.6993 | Coefficient of Var=> | 12.75275359 | | | | | |
| | | | | | | | | | | | | | USED | 1.093 | | | | | | |