

MODULAR ECF

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Acq./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Coll.Mn. 6	E.C.F.	Floor Area	S/Fs/Ft.	ECF Area	Dev. by Mean (%)	Building Style	
2110-EP-20	915 E K MITCHELL DR	05/24/21	\$450,000	WD	03-ARMS LENGTH	\$450,000	\$220,100	48.91	\$440,135	\$204,291	\$185,709	\$196,721	0.944	1,672	5/11.07	ESP	34,2775	MODULAR	
2110-EP-1407	3202 E MES	09/26/22	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$67,900	48.50	\$135,861	\$14,843	\$15,927	\$17,127	1.127	1,432	5/10.64	RURAL	4,9565	MODULAR	
2110-EP-4103	7569 S 27 RD	02/28/22	\$159,000	WD	03-ARMS LENGTH	\$159,000	\$74,500	46.86	\$148,900	\$6,209	\$153,071	\$120,672	1.200	1,248	5/12.85	RURAL	2,6600	MODULAR	
2110-EP-2107	1601 S 8 RD	11/08/21	\$65,000	LC	03-ARMS LENGTH	\$65,000	\$39,400	46.12	\$78,455	\$15,340	\$69,665	\$53,607	1.299	1,216	5/17.39	RURAL	1,2666	MODULAR	
2110-EP-1205	539 E 40 1/2 RD	01/05/22	\$190,000	WD	03-ARMS LENGTH	\$190,000	\$84,600	44.13	\$169,177	\$30,013	\$159,987	\$118,236	1.353	1,344	5/11.04	RURAL	4,1153	MODULAR	
2110-EP-2207	1601 S 8 RD	09/21/21	\$100,000	LC	03-ARMS LENGTH	\$100,000	\$39,200	39.20	\$78,435	\$15,340	\$64,600	\$53,607	1.579	1,216	5/09.62	RURAL	29,2480	MODULAR	
2110-EP-2309	7703 S 27 RD	07/21/21	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$62,400	44.22	\$135,861	\$15,927	\$154,888	\$139,134	1.344	1,344	5/11.04	RURAL	4,9565	MODULAR	
Totals:						\$1,265,100	\$587,800		\$1,175,710	\$92,484	\$738,140	\$724,240	1.223		5/11.07		4,154		
						Sale. Ratio =>	46.47					E.C.F. =>	1.223		Std. Deviation=>	0.1048			
						Std. Dev. =>	3.39					Ave. E.C.F. =>	1.227		Ave. Variance=>	13.5077		Coefficient of Var=>	9.74531642
												USE	Ave. E.C.F. =>	1.223					

RESIDENTIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Acq./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Coll.Mn. 6	E.C.F.	Floor Area	S/Fs/Ft.	ECF Area	Dev. by Mean (%)	Building Style	
2110-15-1402	3866 E MES	06/13/22	\$301,000	WD	03-ARMS LENGTH	\$301,000	\$160,300	53.26	\$320,518	\$71,687	\$229,313	\$254,169	0.902	1,702	5/14.73	RURAL	11,3133	RANCH	
2110-14-1403	8551 S 35 RD	11/05/22	\$383,001	WD	03-ARMS LENGTH	\$383,000	\$304,400	52.21	\$608,876	\$114,193	\$468,807	\$505,295	0.928	3,773	5/14.25	RURAL	8,7733	3 STY	
2110-14-1101	3027 S 35 RD	09/06/22	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$77,900	51.13	\$153,944	\$36,962	\$227,048	\$285,965	0.955	1,328	5/20.28	RURAL	4,0701	2 STY	
2110-23-2006	4120 E 46 RD	01/28/20	\$129,000	WD	03-ARMS LENGTH	\$129,000	\$65,300	50.78	\$130,917	\$22,290	\$106,710	\$110,957	0.962	1,175	5/67.75	RURAL	5,3788	1 1/2 STY	
2110-11-1420	4832 E MES	03/26/21	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$103,100	50.49	\$206,265	\$45,207	\$161,059	\$166,451	0.971	1,384	5/12.08	RURAL	4,4158	2 STY	
2110-11-1432	4836 E MES	03/24/22	\$177,000	WD	03-ARMS LENGTH	\$177,000	\$98,800	50.17	\$177,565	\$42,038	\$138,968	\$138,454	0.975	1,000	5/14.96	RANCH	4,6500	RANCH	
2110-18-1401	8376 S 27 RD	08/23/22	\$246,000	WD	19-MULTI PARCEL ARMS LENGTH	\$246,000	\$121,400	49.55	\$258,955	\$52,426	\$199,574	\$199,609	0.990	1,624	5/18.58	RURAL	2,9977	RANCH	
2110-10-1401	2500 S LAKE MITCHELL DR	12/23/21	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$129,200	48.79	\$234,157	\$60,332	\$174,168	\$215,994	1.033	1,551	5/12.29	RURAL	6,2328	1 1/2 STY	
2110-14-1201	8073 S QUARTER RD	09/27/22	\$136,500	WD	03-ARMS LENGTH	\$136,500	\$160,900	47.82	\$121,764	\$12,341	\$304,159	\$295,611	1.029	2,136	5/14.40	RURAL	1,1324	2 STY	
2110-06-1202	6148 S 27 RD	07/28/22	\$149,000	WD	03-ARMS LENGTH	\$149,000	\$70,300	47.32	\$140,904	\$7,400	\$143,000	\$135,837	1.039	1,118	5/16.19	RURAL	2,3000	RANCH	
2110-18-1400	812 BRANCOEN DR	09/02/21	\$255,000	WD	03-ARMS LENGTH	\$255,000	\$116,600	45.44	\$233,175	\$16,666	\$288,814	\$224,295	1.079	1,856	5/18.68	RANCH	4,3920	2 STY	
2110-16-2202	11157 S 33 RD	06/09/21	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$100,100	45.10	\$200,239	\$19,714	\$200,286	\$184,418	1.086	1,812	5/10.53	RANCH	7,0524	RANCH	
2110-14-1207	4240 E MES	09/26/21	\$108,000	WD	03-ARMS LENGTH	\$108,000	\$118,400	41.85	\$217,713	\$19,132	\$212,148	\$215,108	0.995	2,084	5/11.24	CVL	2,0485	RANCH	
2110-14-1403	8886 S 31 RD	04/24/22	\$226,000	WD	03-ARMS LENGTH	\$226,000	\$120,400	45.22	\$204,420	\$22,005	\$188,959	\$195,155	1.095	1,632	5/16.55	RANCH	7,6116	RANCH	
2110-14-1303	7720 BACHMANN CT	03/01/22	\$220,000	WD	03-ARMS LENGTH	\$220,000	\$70,700	41.23	\$181,465	\$21,146	\$196,454	\$163,350	1.131	1,312	5/13.26	RURAL	19,9275	1+1 1/4 STY	
Totals:						\$3,960,001	\$3,905,000		\$1,489,000	\$1,794,023	\$3,280,751	\$3,246,624	1.004		5/12.39		1,1811		
						Sale. Ratio =>	48.37					E.C.F. =>	1.004		Std. Deviation=>	0.0791			
						Std. Dev. =>	3.58					Ave. E.C.F. =>	1.016		Ave. Variance=>	5.9913		Coefficient of Var=>	5.89977638
												USE	Ave. E.C.F. =>	1.016					

AA, ZLMS

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Acq./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Coll.Mn. 6	E.C.F.	Floor Area	S/Fs/Ft.	ECF Area	Dev. by Mean (%)	Building Style	
2110-AA-10	1785 S LAKE MITCHELL DR	05/20/22	\$129,000	WD	03-ARMS LENGTH	\$129,000	\$71,800	55.66	\$141,679	\$87,045	\$41,955	\$48,117	0.872	1,248	5/13.62	AA	10,2985	MODULAR	
2110-AA-03	1871 S LAKE MITCHELL DR	06/16/22	\$252,000	WD	03-ARMS LENGTH	\$252,000	\$132,400	52.14	\$264,748	\$37,855	\$196,945	\$164,780	1.181	1,040	5/18.06	AA	20,5127	RANCH	
2110-ZLMS-28	124 WOODLAND DR	09/08/21	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$121,300	48.52	\$242,561	\$13,142	\$238,458	\$184,296	1.185	1,427	5/13.09	ZLMS	1,2106	RANCH	
2110-ZLMS-10	127 WOODLAND DR	08/23/22	\$226,000	WD	03-ARMS LENGTH	\$226,000	\$127,400	45.62	\$204,783	\$28,055	\$204,305	\$201,195	1.300	1,088	5/20.25	ZLMS	10,2185	RANCH	
Totals:						\$921,000	\$454,900		\$909,771	\$74,933	\$698,222	\$513,511	1.197		5/13.62		4,2915		
						Sale. Ratio =>	49.39					E.C.F. =>	1.197		Std. Deviation=>	0.18361			
						Std. Dev. =>	4.80					Ave. E.C.F. =>	1.195		Ave. Variance=>	10.5506		Coefficient of Var=>	9.32451137
												USE	Ave. E.C.F. =>	1.197					

AP, BSR, FWSP, L M&B, LP, LLR, MPK, SDP, WBP

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2110-LR-06	80 LOCUST LN	02/24/22	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$43,100	26.12	\$86,100	\$41,333	\$121,667	\$52,877	2.339	492	5/21.36	LR	11,2860	RANCH	
2110-LR-176	5309 E MES	06/28/22	\$465,000	WD	03-ARMS LENGTH	\$465,000	\$238,400	51.27	\$478,904	\$112,603	\$392,197	\$392,195	1.169	1,792	5/19.75	MP	4,4339	RANCH	
Totals:						\$630,000	\$281,500		\$565,014	\$476,064	\$354,443	\$324,555	1.341		5/22.55		41,0524		
						Sale. Ratio =>	46.88					E.C.F. =>	1.341		Std. Deviation=>	0.82746			
						Std. Dev. =>	12.78					Ave. E.C.F. =>	1.754		Ave. Variance=>	58.5039		Coefficient of Var=>	33.3644991
												USE	Ave. E.C.F. =>	1.341					

BB

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Acq./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Coll.Mn. 6	E.C.F.	Floor Area	S/Fs/Ft.	ECF Area	Dev. by Mean (%)	Building Style
2110-BB0534	113 MARIE BLVD	06/18/21	\$271,000	WD	03-ARMS LENGTH	\$271,000	\$115,300	42.55	\$290,220	\$76,300	\$188,420	\$201,920	0.922	1,312	5/14.66	BB	11,4668	RANCH
2110-BB0710	5367 W K MITCHELL DR	10/18/21	\$173,900	WD	03-ARMS LENGTH	\$173,900	\$85,000	48.88	\$169,905	\$13,122	\$160,778	\$161,466	0.996	1,772	5/90.73	BB	30,3724	RANCH
2110-BB0587	144 HENDERSON PL	10/28/21	\$179,900	WD	03-ARMS LENGTH	\$179,900	\$84,300	46.86	\$168,613	\$12,420	\$147,280	\$140,055	1.052	1,000	5/17.28	BB	24,7876	RANCH
2110-BB0587	302 S LAKE DR	04/12/22	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$136,600	45.13	\$223,298	\$38,837	\$184,461	\$244,870	1.081	1,088	5/20.08	BB	11,8067	2 STY
2110-BB0617	LYNN LN	09/01/21	\$79,000	WD	19-MULTI PARCEL ARMS LENGTH	\$79,000	\$38,300	48.48	\$108,554	\$37,570	\$31,250	\$19,314	1.100	0	NDV/0V	BB	18,9234	RANCH
2110-BB0538	121 HENDERSON PL	07/13/22	\$89,900	WD	03-ARMS LENGTH	\$89,900	\$39,200	43.60	\$78,408	\$10,600	\$79,400	\$69,936	1.125	700	5/16.16	BB	14,4446	RANCH
2110-BB1114	1405 LAKE DR	05/20/22	\$193,000	WD	03-ARMS LENGTH	\$193,000	\$139,000	38.72	\$174,008	\$23,879	\$335,121	\$261,787	1.380	1,506	5/22.52	BB	11,9337	RANCH
2110-BB0613	329 S LAKE DR	11/02/21	\$250,000	WD	19-MULTI PARCEL ARMS LENGTH	\$250,000	\$142,200	40.63	\$221,691	\$137,368	\$212,637	\$151,439	1.404	1,096	5/10.53	BB	10,4613	RANCH
Totals:						\$1,752,700	\$779,200											