

Residential ECF for Residential Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
016-001-100-03	6003 S HOOVER AVE	03/18/24	\$345,000	WD	\$345,000	\$189,700	54.99	\$379,434
016-022-100-19	9100 E SURREY RD	02/17/25	\$255,000	WD	\$255,000	\$105,900	41.53	\$211,724
016-027-300-18	10732 TOBACCO DR	05/31/23	\$275,000	WD	\$275,000	\$94,500	34.36	\$188,907
016-027-400-04	9739 E WASHINGTON RD	01/22/24	\$75,000	WD	\$75,000	\$182,000	242.67	\$364,006
016-029-300-02	10473 S RODGERS AVE	04/04/23	\$230,000	WD	\$230,000	\$193,600	84.17	\$387,236
016-030-300-10	6405 E WASHINGTON RD	09/21/23	\$162,500	WD	\$162,500	\$72,100	44.37	\$144,156
016-031-100-06	8020 MURPHY DR	03/27/25	\$450,000	WD	\$450,000	\$204,100	45.36	\$408,223
016-033-100-02	11101 S BRAND AVE	11/01/23	\$160,000	WD	\$160,000	\$58,900	36.81	\$117,800
016-033-300-03	8201 E CLARABELLA	11/24/24	\$45,000	WD	\$45,000	\$29,700	66.00	\$59,482
016-033-300-03	8201 E CLARABELLA	02/04/25	\$105,000	WD	\$105,000	\$29,700	28.29	\$59,482
016-033-300-20	8276 E MAPLE RD	03/26/25	\$590,000	WD	\$590,000	\$230,900	39.14	\$461,829
016-033-400-17	8889 E CLARABELLA RD	08/29/24	\$150,000	WD	\$150,000	\$33,800	22.53	\$67,544
016-500-008-00	6195 PLEASANT VIEW DR	10/04/24	\$190,000	WD	\$190,000	\$135,000	71.05	\$269,967
Totals:			\$3,032,500		\$3,032,500	\$1,559,900		\$3,119,790
							Sale. Ratio =>	51.44
							Std. Dev. =>	56.94

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Value	Land Table	Property Class	Building Depr.
\$55,700	\$289,300	\$289,048	1.001	RES	\$24,696	RESIDENTIAL	401	85
\$39,814	\$215,186	\$156,282	1.377	RES	\$35,696	RESIDENTIAL	401	61
\$92,888	\$182,112	\$86,813	2.098	RES	\$50,669	RESIDENTIAL	401	65
\$51,846	\$23,154	\$278,714	0.083	RES	\$36,764	RESIDENTIAL	401	97
\$132,243	\$97,757	\$235,295	0.415	RES	\$8,417	RESIDENTIAL	401	82
\$5,321	\$157,179	\$126,214	1.245	RES	\$3,125	RESIDENTIAL	401	76
\$33,403	\$416,597	\$340,678	1.223	RES	\$11,592	RESIDENTIAL	401	75
\$24,594	\$135,406	\$93,206	1.453	RES	\$4,435	RESIDENTIAL	401	55
\$24,545	\$20,455	\$32,052	0.638	RES	\$24,545	RESIDENTIAL	401	35
\$24,545	\$80,455	\$32,052	2.510	RES	\$24,545	RESIDENTIAL	401	35
\$45,340	\$544,660	\$371,865	1.465	RES	\$37,120	RESIDENTIAL	401	85
\$5,040	\$144,960	\$62,504	2.319	RES	\$5,040	RESIDENTIAL	401	45
\$14,744	\$175,256	\$232,021	0.755	RES	\$10,080	RESIDENTIAL	401	65
\$2,482,477		\$2,336,744						
			E.C.F. =>	1.062	0.723682			
			Ave. E.C.F. =>	1.276	54.8914			

Residential ECF Used is 1.062