

AG ECF Study for 2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
10-013-003-20	3164 13TH STREET	12/02/21	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$159,600	34.18
10-025-013-10	1267 126TH AVE	09/29/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$140,800	50.29
Totals:			\$747,000			\$747,000	\$300,400	
							Sale. Ratio =>	40.21
							Std. Dev. =>	11.39

ECF Used for 2022 Roll 0.995

ECF Used for 2023 Roll 1.004

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$313,421	\$309,610	\$157,390	\$155,500	1.012	0	#DIV/0!	4005	0.7827
\$289,972	\$213,973	\$66,027	\$66,259	0.996	0	#DIV/0!	4000	0.7827
\$603,393		\$223,417	\$221,759			#DIV/0!		0.3150
			E.C.F. =>	1.007		Std. Deviation=>	0.01106961	
			Ave. E.C.F. =>	1.004		Ave. Variance=>	0.7827	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1.5 STORY		\$240,416	No	//		1015 AG NE	101	45
1.25 STORY		\$121,888	No	//		1009 AG SE	101	50

0.779367461
