

AG ECF Study for 2023 Roll
 4000, 4005, 4010, 4020

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
10-013-003-20	3164 13TH STREET	12/02/21	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$159,600	34.18	\$313,421	\$309,610	\$157,390	\$155,500	1.012	0
10-025-013-10	1267 126TH AVE	09/29/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$140,800	50.29	\$289,972	\$213,973	\$66,027	\$66,259	0.996	0
Totals:			\$747,000			\$747,000	\$300,400		\$603,393		\$223,417	\$221,759		
								Sale. Ratio =>	40.21				E.C.F. =>	1.007
								Std. Dev. =>	11.39				Ave. E.C.F. =>	1.004

ECF Used for 2022 Roll 0.995
 ECF Used for 2023 Roll 1.004
 ECF Used for 2024 Roll 1.004

