

2024 ECF Study 2600 Apts - Multi-Family - Mobile Home Parks																		
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
05-015-025-20	2906 FEIGER LN	03/13/20	\$1,950,000	\$2,255,266	\$379,252	\$1,570,748	\$1,353,546	1.160	19,056	\$82.43	2600		APARTMENTS	\$313,087				
05-340-026-10	822 FLORESTA ST	07/28/22	\$1,300,000	\$1,380,157	\$333,626	\$966,374	\$763,891	1.265	8,580	\$112.63	2600	5.2299	APARTMENTS	\$298,182		27000 MULT FAM/APTS/MH PARKS	201	0
Totals:			\$3,250,000	\$3,635,423		\$2,537,122	\$2,117,437			\$97.53		1.4564						
E.C.F. =>								1.198	Std. Deviation=>		0.07396242							
Ave. E.C.F. =>								1.213	Ave. Variance=>		5.2299	Coefficient of Var=>		4.312392556				
0.9169 -									1.7771									
05-006-001-10	5008 BARNEY RD	04/04/23	\$1,250,000	\$1,057,412	\$460,623	\$789,377	\$435,612	1.812	7,260	\$108.73	2600	59.9340	RES - AFC HOME	\$124,323		47200 NW RURAL	201	64
05-014-074-00	2950 LAFRANIER RI	05/26/22	\$8,482,795	\$6,444,066	\$459,938	\$8,022,857	\$4,317,553	1.858	47,572	\$168.65	2600	#DIV/0!	MULT RES ELD ASS	\$353,380				
05-140-005-10	4174 WYATT RD	09/15/21	\$700,000	\$863,541	\$312,421	\$387,579	\$402,277	0.963	7,649	\$50.67	2600	24.9306	APARTMENTS	\$305,321		27000 MULT FAM/APTS/MH PARKS	201	0