

2023 Residential ECF Study 4001 Single/Double Wide Mobile Homes

MOBILE HOMES ONLY:

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	
05-065-025-00	2071 LAURA DR	09/09/21	WD	03-ARM'S LENGTH	\$18,500	\$18,600	100.54	\$18,099	\$13,990	\$4,510	\$3,656	1.234	552	\$8.17	4001	123.3692	\$13,312	
05-150-012-00	69 HOLCOMB CT	02/14/22	WD	03-ARM'S LENGTH	\$155,000	\$38,000	24.52	\$131,403	\$29,010	\$125,990	\$91,097	1.383	980	\$128.56	4001	12.6046	\$26,259	
05-215-026-00	1662 LINDEN AVE	02/02/21	MLC	03-ARM'S LENGTH	\$75,000	\$31,400	41.87	\$60,212	\$26,978	\$48,022	\$29,568	1.624	952	\$50.44	4001	11.5064	\$24,883	
05-125-013-00	811 LINWOOD LN	10/15/20	WD	03-ARM'S LENGTH	\$125,000	\$37,000	29.60	\$94,457	\$31,829	\$93,171	\$55,719	1.672	1,106	\$84.24	4001	167.2163	\$28,958	
Totals:					\$373,500	\$125,000		\$304,171		\$271,693	\$180,039			\$52.38		3.0820		
							Sale. Ratio =>	33.47	E.C.F. =>			1.509	Std. Deviation=>		0.20636679			
							Std. Dev. =>	30.33	Ave. E.C.F. =>			1.478	Ave. Variance=>		78.6741	Coefficient of Var=>	53.2208673	

USED: 1.509

MODULAR HOMES ONLY:

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value
05-125-042-00	874 CRESTWOOD LN	07/13/20	WD	03-ARM'S LENGTH	\$132,000	\$49,000	37.12	\$129,978	\$39,314	\$92,686	\$89,842	1.032	1,352	\$68.55	4001	103.1651	\$28,721
05-125-002-00	1607 BARLOW ST	09/29/21	WD	03-ARM'S LENGTH	\$205,000	\$74,500	36.34	\$173,733	\$44,746	\$160,254	\$127,818	1.254	1,404	\$114.14	4001	125.3766	\$43,951
Totals:					\$337,000	\$123,500		\$303,711		\$252,940	\$217,661			\$52.38		1.9376	
					Sale. Ratio =>		36.65			E.C.F. =>		1.162	Std. Deviation=>		0.15705904		
					Std. Dev. =>		30.33			Ave. E.C.F. =>		1.143	Ave. Variance=>		114.2708	Coefficient of Var=>	100

USED: 1.162

Sales Not Used:

Vacant Land Sale:																	
05-215-033-00	1649 LINDEN AVE	05/24/21	WD	03-ARM'S LENGTH	\$40,000	\$15,200	38.00	\$26,133	\$26,133	\$13,867	\$0	#DIV/0!	1,372	\$10.11	4001	#DIV/0!	\$24,883
Low ECFs (Outliers):																	
05-125-054-00	843 CRESTWOOD LN	09/16/20	WD	03-ARM'S LENGTH	\$31,000	\$26,000	83.87	\$50,673	\$29,128	\$1,872	\$19,168	0.098	684	\$2.74	4001	128.5370	\$28,619
05-125-016-00	835 LINWOOD LN	05/25/21	WD	03-ARM'S LENGTH	\$35,000	\$33,900	96.86	\$74,793	\$29,546	\$5,454	\$40,255	0.135	1,216	\$4.49	4001	13.5485	\$29,388