

Mulder's Annex

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
02-33-201-172	155 W F	08/18/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,400	44.16	\$238,167	\$53,080	\$196,920	\$154,239	1.28	1,384	\$142.28	MULDR	14.1499	RANCH	\$46,237	MULDERS ANNEX *	401	55	
02-33-201-600	287 FINEVIEW	02/17/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$148,700	66.09	\$320,498	\$71,702	\$153,298	\$207,330	0.74	2,258	\$67.89	MULDR	39.5829	RANCH	\$69,007	MULDERS ANNEX *	401	55	
02-33-201-650	121 FINEVIEW	04/20/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$88,700	41.26	\$190,534	\$35,645	\$179,355	\$129,074	1.39	1,138	\$157.61	MULDR	25.4330	RANCH	\$31,819	MULDERS ANNEX *	401	51	
Totals:			\$690,000			\$690,000	\$347,800		\$749,199		\$529,573	\$490,643			\$122.59		5.5876						
								Sale. Ratio =>	50.41					E.C.F. =>	1.08	Std. Deviation=>		0.34740891					
								Std. Dev. =>	13.58					Ave. E.C.F. =>	1.14	Ave. Variance=>		26.3886	Coefficient of Var=>		23.24534077		

USING ECF 1.14