

**Springbrook**

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.
02-24-351-097	3455 E E	06/26/24	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$180,300	50.50	\$377,212	\$48,451	\$308,549	\$252,893	1.22	2,019	\$152.82	SPBRK	4.6184	CAPECOD	\$44,003	SPRINGBROOK *	401	62
02-25-101-070	3458 E E	09/20/24	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$128,800	52.59	\$270,727	\$53,977	\$190,923	\$166,731	1.15	1,424	\$134.08	SPBRK	2.8795	RANCH	\$46,409	SPRINGBROOK *	401	54
02-25-126-050	6949 SPRINGBROOK	09/06/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$135,900	46.86	\$283,322	\$49,747	\$240,253	\$179,673	1.34	1,648	\$145.78	SPBRK	16.3275	BI LEVEL	\$46,731	SPRINGBROOK *	401	59
02-26-251-170	2578 SPRINGBROOK	01/31/25	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$135,800	58.79	\$280,076	\$72,107	\$158,893	\$159,976	0.99	1,408	\$112.85	SPBRK	18.0664	RANCH	\$70,001	SPRINGBROOK *	401	50
<b>Totals:</b>			<b>\$1,122,900</b>			<b>\$1,122,900</b>	<b>\$580,800</b>		<b>\$1,211,337</b>		<b>\$898,618</b>	<b>\$759,273</b>			<b>\$136.38</b>		<b>0.9631</b>					
							<b>Sale. Ratio =&gt;</b>	<b>51.72</b>				<b>E.C.F. =&gt;</b>	<b>1.18</b>		<b>Std. Deviation=&gt;</b>	<b>0.144060257</b>						
							<b>Std. Dev. =&gt;</b>	<b>5.00</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.17</b>		<b>Ave. Variance=&gt;</b>	<b>10.4729</b>	<b>Coefficient of Var=:</b>	<b>8.921545336</b>				

ECF 1.2

**HIGH**

02-24-451-040	7127 N 23RD	01/24/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$121,200	40.40	\$254,771	\$63,411	\$236,589	\$147,200	1.61	1,250	\$189.27	SPBRK	43.3369	TWO STORY	\$60,272	SPRINGBROOK *	401	49
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