

2023 ECF DRAGON VIEW RURAL RES 2

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
150-017-100-065-01	12/28/21	\$201,000	WD	\$201,000	\$82,600	41.09	\$182,380	\$59,333	\$141,667	\$175,781	0.806	1,612
150-017-200-010-05	08/17/21	\$170,000	WD	\$170,000	\$80,900	47.59	\$160,679	\$96,347	\$73,653	\$75,685	0.973	672
<b>Totals:</b>		<b>\$371,000</b>		<b>\$371,000</b>	<b>\$163,500</b>		<b>\$343,059</b>		<b>\$215,320</b>	<b>\$251,466</b>		
						<b>Sale. Ratio =&gt;</b>	<b>44.07</b>			<b>E.C.F. =&gt;</b>	<b>0.856</b>	
						<b>Std. Dev. =&gt;</b>	<b>4.59</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.890</b>	

USED .856