

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
070-003-201-001-00	768 SARGENT	10/06/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,500	41.43	\$168,625	\$20,574
070-010-200-014-00	6260 INDIAN LAKE	06/11/19	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$147,000	56.76	\$269,965	\$25,600
070-010-300-005-01	520 E M-30	06/14/22	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$37,000	49.33	\$73,251	\$18,648
070-013-100-004-01	5777 BENSCH	07/23/20	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$19,700	46.90	\$39,711	\$15,000
070-021-200-002-00	5398 N M-30	05/03/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$25,400	46.18	\$62,360	\$22,650
<b>Totals:</b>			<b>\$606,000</b>			<b>\$606,000</b>	<b>\$301,600</b>		<b>\$613,912</b>	
								<b>Sale. Ratio =&gt;</b>	<b>49.77</b>	
								<b>Std. Dev. =&gt;</b>	<b>5.61</b>	

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
\$154,426	\$246,341	0.627	1,643	\$93.99	6	3.3391	RANCH	\$17,500		SECTION LOTS & ACREAGE
\$233,400	\$406,597	0.574	2,523	\$92.51	6	1.9456	1 STY	\$25,000		SECTION LOTS & ACREAGE
\$56,352	\$90,854	0.620	1,184	\$47.59	6	2.6762	RANCH	\$18,648		SECTION LOTS & ACREAGE
\$27,000	\$41,116	0.657	525	\$51.43	6	6.3183	RANCH	\$14,000		SECTION LOTS & ACREAGE
\$32,350	\$66,073	0.490	940	\$34.41	6	10.3880	RANCH	\$22,650		SECTION LOTS & ACREAGE
<b>\$503,528</b>	<b>\$850,982</b>			<b>\$63.99</b>		<b>0.1786</b>				
	<b>E.C.F. =&gt;</b>	<b>0.592</b>		<b>Std. Deviation=&gt;</b>	<b>0.065178</b>					
	<b>Ave. E.C.F. =&gt;</b>	<b>0.593</b>		<b>Ave. Variance=&gt;</b>	<b>4.9334</b>	<b>Coefficient of Var=&gt;</b>	<b>8.31260529</b>			

**Used .592** .601 in 2022

There was a slight decrease in the ECF for 2023 for Residential parcels.

The screenshot shows a software interface for 'Single Family Economic Condition Factors'. On the left, there is a list of 'Family E.C.F.'s' with five entries, each set to 0.592. The main window displays a table with the following data:

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-
1 STY	0.592	0.592	0.592	0.592	0.592	
RANCH	0.592	0.592	0.592	0.592	0.592	
1 STY	0.592	0.592	0.592	0.592	0.592	
MOBILE HOME	0.592	0.592	0.592	0.592	0.592	
2 STY	0.592	0.592	0.592	0.592	0.592	
LOC HOME	0.592	0.592	0.592	0.592	0.592	

A note above the table states: 'NOTE: Percentages below represent overall Building Percent Good.' There is also a 'Set Field O' button in the top right corner of the table area.

Property Class
401
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