

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
018-503-054-00	8829 SECOND ST	12/23/24	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$48,600	39.84
018-506-116-00	8828 SECOND ST	01/19/24	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$42,600	22.66
018-508-147-00	7431 N CRYSTAL RD	06/23/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,200	35.17
018-530-048-00	8636 THIRD ST	11/27/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,800	29.88
018-550-022-00	8791 PHELPS DR	05/17/24	\$200,000	OTH	03-ARM'S LENGTH	\$200,000	\$87,000	43.50
Totals:			\$800,000			\$800,000	\$271,200	
							Sale. Ratio =>	33.90
							Std. Dev. =>	8.23

VESTABURG ECF 1.128 CALCULATED AND APPLIED

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$113,485	\$14,794	\$107,206	\$98,005	1.094	1,253	\$85.56	00040	3.7045
\$187,388	\$16,086	\$171,914	\$170,111	1.011	1,654	\$103.94	00040	12.0330
\$110,826	\$20,619	\$99,381	\$89,580	1.109	1,064	\$93.40	00040	2.1517
\$145,299	\$21,631	\$148,369	\$122,808	1.208	1,128	\$131.53	00040	7.7206
\$185,068	\$20,634	\$179,366	\$145,517	1.233	1,790	\$100.20	00001	10.1685
\$742,066		\$706,236	\$626,021			\$102.93		0.2794
			E.C.F. =>	1.128		Std. Deviation=>	0.09029877	
			Ave. E.C.F. =>	1.131		Ave. Variance=>	7.1557	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1.5 STORY	\$14,696	VESTABURG PLATS	401	56
1 STORY	\$15,655	VESTABURG PLATS	401	68
1 STORY	\$19,425	VESTABURG PLATS	401	45
1 STORY	\$19,425	VESTABURG PLATS	401	64
BI-LEVEL	\$18,583	VESTABURG PLATS	401	58

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