

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
016-102-007-00	1631 N GREENVILLE RD	12/27/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$32,600
001-106-014-00	324 CENTER ST	4/17/2023	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$46,100
001-112-011-00	309 VESTA ST	9/17/2024	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$38,900
001-113-003-00	9566 N SIX LAKES RD	10/11/2024	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$77,300
Totals:			\$364,000			\$364,000	\$194,900
							Sale. Ratio =>
							Std. Dev. =>

LANGSTON ECF 1.107 ECF CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
43.47	\$65,269	\$27,200	\$47,800	\$36,781	1.300	800	\$59.75	'4002
68.81	\$92,101	\$13,991	\$53,009	\$63,504	0.835	912	\$58.12	'4580
70.73	\$77,897	\$12,444	\$42,556	\$53,213	0.800	875	\$48.64	'4580
46.29	\$154,601	\$13,485	\$153,515	\$114,728	1.338	1,132	\$135.61	'4580
	\$389,868		\$296,880	\$268,226			\$75.53	
53.54				E.C.F. =>	1.107		Std. Deviation=>	0.29037619
14.44				Ave. E.C.F. =>	1.068		Ave. Variance=>	#REF!

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
23.1552	MOBILE	\$27,200	016-102-008-00	4002 LANGSTON	401	35
83.4735	1 STORY	\$11,500		4580 SIX LAKES VILLAGE	401	45
#REF!	1 STORY	\$11,500		4580 SIX LAKES VILLAGE	401	45
#REF!	1 STORY	\$11,500		4580 SIX LAKES VILLAGE	401	69
3.8796						

Coefficient of Var=>

#REF!

Building Occupancy

Mobile Home

Single Family

Single Family

Single Family
