

**2023 PICK LAKE BACK INFL
ECF STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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		
11-33-178-140	10399 TOMKINSON	11/16/20	\$241,000	WD	03-ARM'S LENGTH	\$239,500	\$96,800	40.42	\$228,930	\$22,940	\$216,560	\$214,797	1.008	1,800	\$120.31	PKBK	3.7533	C		
11-33-178-170	10451 TOMKINSON	11/16/20	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$113,200	44.83	\$261,602	\$23,042	\$229,458	\$248,759	0.922	2,122	\$108.13	PKBK	4.8266	C		
11-33-305-070	10611 TOMKINSON	11/23/20	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$84,300	46.32	\$178,211	\$16,063	\$165,937	\$169,080	0.981	1,712	\$96.93	PKBK	1.0733	C		
Totals:			\$675,500			\$674,000	\$294,300		\$668,743		\$611,955	\$632,636			\$108.46		0.3367			
								Sale. Ratio =>	43.66					E.C.F. =>	0.967	Std. Deviation=>		0.04389492		
								Std. Dev. =>	3.07					Ave. E.C.F. =>	0.971	Ave. Variance=>		3.2177	Coefficient of Var=>	3.314939871