

2023 PICK LAKE
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	
11-33-176-101	10430 TOMKINSON	10/29/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$116,600	40.21	\$246,265	\$111,855	\$178,145	\$140,156	1.271	1,664	\$107.06	PK LK	14.7842	C	
11-33-176-221	10354 TOMKINSON	02/18/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$167,400	43.48	\$375,618	\$131,370	\$253,630	\$254,690	0.996	1,932	\$131.28	PK LK	12.7365	BC	
11-33-176-271	10314 TOMKINSON	12/17/20	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$111,600	35.09	\$267,287	\$114,805	\$203,195	\$159,001	1.278	1,212	\$167.65	PK LK	15.4746	C	
11-33-176-340	10282 TOMKINSON	02/18/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$119,900	42.07	\$292,525	\$128,221	\$156,779	\$171,328	0.915	1,579	\$99.29	PK LK	20.8123	C	
11-33-176-364	10258 TOMKINSON	09/20/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$111,000	31.71	\$272,616	\$122,284	\$227,716	\$156,759	1.453	1,512	\$150.61	PK LK	32.9447	C	
11-33-178-160	10439 TOMKINSON	02/11/22	\$287,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$287,000	\$101,200	35.26	\$211,376	\$42,005	\$244,995	\$176,612	1.387	1,336	\$183.38	PK LK	26.3991	C	
11-33-301-022	10888 TOMKINSON	12/10/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$172,800	40.19	\$380,817	\$83,638	\$346,362	\$309,884	1.118	2,576	\$134.46	PK LK	0.5488	BC	
11-33-304-010	10584 TOMKINSON	08/07/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$124,700	59.38	\$277,652	\$111,658	\$98,342	\$173,091	0.568	2,094	\$46.96	PK LK	55.5049	C	
Totals:			\$2,555,000			\$2,555,000	\$1,025,200		\$2,324,156		\$1,709,164	\$1,541,522			\$127.59		1.4451		
									Sale. Ratio =>	40.13			E.C.F. =>	1.109	Std. Deviation=>		0.290732281		
									Std. Dev. =>	8.46			Ave. E.C.F. =>	1.123	Ave. Variance=>		22.4006	Coefficient of Var=>	19.94355319