

**2023 RURAL RES BQ
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	
11-05-355-021	6171 E O	05/20/20	\$185,900	WD	03-ARM'S LENGTH	\$185,900	\$121,100	65.14	\$224,458	\$31,252	\$154,648	\$233,341	0.663	3,042	\$50.84	RRBQ	17.1224	C	
11-07-126-040	5374 E O	06/19/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$107,200	41.23	\$270,624	\$38,473	\$221,527	\$280,376	0.790	1,638	\$135.24	RRBQ	4.3872	C	
11-07-126-050	5410 E O	04/02/20	\$213,900	WD	03-ARM'S LENGTH	\$213,900	\$78,700	36.79	\$194,040	\$37,504	\$176,396	\$189,053	0.933	1,161	\$151.93	RRBQ	9.9069	C	
11-17-476-040	7996 S 28TH	03/05/21	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$75,400	37.14	\$209,931	\$44,343	\$158,657	\$199,986	0.793	1,547	\$102.56	RRBQ	4.0638	C	
11-18-355-040	5215 E Q	09/03/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$103,000	54.21	\$221,585	\$84,541	\$105,459	\$165,512	0.637	1,144	\$92.18	RRBQ	19.6812	C	
11-20-151-040	6067 E QR	04/30/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$248,700	38.26	\$582,048	\$85,789	\$564,211	\$599,347	0.941	2,789	\$202.30	RRBQ	10.7396	B	
11-21-251-050	8341 S 29TH	09/25/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$11,400	3.21	\$372,663	\$26,944	\$328,056	\$417,535	0.786	2,057	\$159.48	RRBQ	4.8283	BC	
11-28-126-015	9004 S 29TH	07/23/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$78,700	41.42	\$182,611	\$31,951	\$158,049	\$181,957	0.869	1,675	\$94.36	RRBQ	3.4628	C	
11-30-276-100	5973 E RS	08/21/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$121,000	36.12	\$309,322	\$63,312	\$271,688	\$297,114	0.914	1,574	\$172.61	RRBQ	8.0445	BC	
11-30-376-030	5363 E S	08/13/21	\$320,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$320,000	\$134,500	42.03	\$297,133	\$52,928	\$267,072	\$294,934	0.906	2,419	\$110.41	RRBQ	7.1552	C	
11-32-101-030	6018 E S	08/25/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$93,000	38.75	\$217,021	\$29,303	\$210,697	\$226,713	0.929	1,491	\$141.31	RRBQ	9.5377	C	
11-32-401-021	10645 S 27TH	02/12/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$100,800	44.41	\$230,277	\$38,299	\$188,701	\$231,857	0.814	2,216	\$85.15	RRBQ	2.0114	C	
11-33-276-030	7931 E TS	06/16/20	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$77,800	35.05	\$200,734	\$36,239	\$185,761	\$198,665	0.935	1,446	\$128.47	RRBQ	10.1064	C	
11-33-351-040	7169 E T	06/24/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$203,600	42.86	\$507,792	\$74,115	\$400,885	\$523,764	0.765	2,896	\$138.43	RRBQ	6.8589	BC	
Totals:			\$4,066,800			\$4,066,800	\$1,554,900		\$4,020,239		\$3,391,807	\$4,040,152			\$126.09		0.5544		
									Sale. Ratio =>	38.23			E.C.F. =>	0.840	Std. Deviation=>		0.10096413		
									Std. Dev. =>	13.26			Ave. E.C.F. =>	0.834	Ave. Variance=>		8.4219	Coefficient of Var=>	10.09842728