

**2023 RANCH SUB  
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	
11-29-101-130	6247 N ARROWHEAD	06/18/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$85,800	32.38	\$236,901	\$31,234	\$233,766	\$213,348	1.096	1,920	\$121.75	RSUBS	11.6343	C	
11-29-101-460	6223 SHAWNEE	12/10/21	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$96,300	46.98	\$257,257	\$30,533	\$174,467	\$235,191	0.742	1,600	\$109.04	RSUBS	23.7552	C	
11-29-102-030	9276 W ARROWHEAD	03/05/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$136,500	40.15	\$361,678	\$31,295	\$308,705	\$342,721	0.901	1,934	\$159.62	RSUBS	7.8615	B	
11-29-102-040	9294 W ARROWHEAD	08/06/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$90,900	31.34	\$242,467	\$30,308	\$259,692	\$220,082	1.180	1,592	\$163.12	RSUBS	20.0616	C	
11-29-102-360	9307 E ARROWHEAD	10/23/20	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$98,300	31.72	\$322,221	\$30,726	\$279,174	\$302,381	0.923	1,664	\$167.77	RSUBS	5.6109	BC	
11-29-102-480	6189 E RS	11/29/21	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$88,600	35.16	\$236,899	\$30,940	\$221,060	\$213,650	1.035	1,576	\$140.27	RSUBS	5.5318	C	
<b>Totals:</b>			<b>\$1,661,900</b>			<b>\$1,661,900</b>	<b>\$596,400</b>		<b>\$1,657,423</b>		<b>\$1,476,864</b>	<b>\$1,527,372</b>			<b>\$143.60</b>		<b>1.2431</b>		
								<b>Sale. Ratio =&gt;</b>	<b>35.89</b>					<b>E.C.F. =&gt;</b>	<b>0.967</b>				
								<b>Std. Dev. =&gt;</b>	<b>6.18</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.979</b>	<b>Ave. Variance=&gt;</b>	<b>12.4092</b>	<b>Coefficient of Var=&gt;</b>	<b>12.67072172</b>