

4030 Southwest Sections ECF Analysis 2025

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.	
09 028 013 30	2636 WOOD RD	11/07/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$218,100	37.28	\$666,505	\$86,541	\$498,459	\$431,842	1.154	2,836	\$175.76	
09 029 001 01	12325 N SUDER RD	04/28/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,400	35.47	\$313,993	\$105,965	\$194,035	\$154,898	1.253	1,660	\$116.89	
09 030 003 10	12345 STRASBURG RD	03/31/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$78,400	82.53	\$217,542	\$51,189	\$43,811	\$123,867	0.354	1,473	\$29.74	
09 032 007 10	11700 STRASBURG RD	05/15/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,600	44.20	\$276,348	\$66,534	\$233,466	\$199,633	1.169	2,296	\$101.68	
09 032 008 10	12118 STRASBURG RD	09/16/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$184,900	37.35	\$553,890	\$40,152	\$454,848	\$382,530	1.189	2,440	\$186.41	
09 032 012 00	11514 STRASBURG RD	11/29/23	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$73,300	31.06	\$199,764	\$78,905	\$157,095	\$89,992	1.746	1,274	\$123.31	
09 032 016 00	1830 RAUCH RD	07/28/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$72,100	31.35	\$188,709	\$39,519	\$190,481	\$111,087	1.715	1,507	\$126.40	
09 032 036 00	2280 RAUCH RD	05/05/23	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$77,900	37.82	\$209,749	\$70,556	\$135,444	\$103,643	1.307	1,267	\$106.90	
Totals:			\$2,447,000			\$2,447,000	\$943,700		\$2,626,500		\$1,907,639	\$1,597,492			\$120.89	
								Sale. Ratio =>	38.57					E.C.F. =>	1.194	Std. Deviation=>
								Std. Dev. =>	16.84					Ave. E.C.F. =>	1.236	Ave. Variance=>

After Analysis, Used 1.194 ECF for 2025

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply
4030	8.1530	2 STORY		\$72,469	No	/ /		TOWNSHIP ACREAGE TABLE	401	72			
4030	1.6871	RANCH		\$86,667	No	/ /		TOWNSHIP ACREAGE TABLE	401	57			
4030	88.2097	1.75 STORY		\$40,000	No	/ /		TOWNSHIP ACREAGE TABLE	401	50			
4030	6.6314	2 STORY		\$47,563	No	/ /	09 032 007 30	TOWNSHIP ACREAGE TABLE	401	53			
4030	4.6740	1.75 STORY		\$36,024	No	/ /		TOWNSHIP ACREAGE TABLE	401	81			
4030	50.9867	1.25 STORY		\$70,169	No	/ /		TOWNSHIP ACREAGE TABLE	401	45			
4030	47.8907	1.25 STORY		\$33,294	No	/ /		TOWNSHIP ACREAGE TABLE	401	45			
4030	7.1036	1.25 STORY		\$70,556	No	/ /		TOWNSHIP ACREAGE TABLE	401	57			

4.1646

0.42861441

26.9170 Coefficient of Var=> 21.78121197

Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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