

4110 Hillcrest Orchards East 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.	
09 165 063 10	12921 A ST	12/08/23	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$40,500	29.56	\$114,974	\$44,600	\$92,400	\$72,476	1.275	972	\$95.06	
09 165 123 00	3256 SECOND ST	07/10/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$82,200	33.55	\$225,991	\$97,270	\$147,730	\$132,565	1.114	1,311	\$112.68	
09 165 184 12	3123 THIRD ST	02/26/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$169,400	47.06	\$466,160	\$99,206	\$260,794	\$377,914	0.690	2,974	\$87.69	
09 170 013 00	3817 FIRST ST	01/18/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$63,700	63.70	\$182,954	\$42,932	\$57,068	\$144,204	0.396	2,260	\$25.25	
Totals:			\$842,000			\$842,000	\$355,800		\$990,079		\$557,992	\$727,159			\$80.17	
								Sale. Ratio =>	42.26					E.C.F. =>	0.767	Std. Deviation=>
								Std. Dev. =>	15.43					Ave. E.C.F. =>	0.869	Ave. Variance=>

After Analysis, Used 0.767 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
4110	40.6124	RANCH		\$42,511	No	/ /		HILLCREST ORCHARDS EAST	401	45			
4110	24.5609	RANCH		\$87,395	No	/ /		HILLCREST ORCHARDS EAST	401	46			
4110	17.8695	2 STORY		\$80,812	No	/ /		HILLCREST ORCHARDS EAST	401	56			
4110	47.3039	1.75 STORY		\$40,371	No	/ /		HILLCREST ORCHARDS EAST	401	61			

10.1425

0.40039921

32.5867 Coefficient of Var=> 37.50838669

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