

Belletere St 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.
09 205 031 00	3008 CLAYTON ST	08/03/22	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$54,900	48.16	\$168,920	\$48,320	\$65,680	\$125,887	0.522	1,440	\$45.61
Totals:			\$114,000			\$114,000	\$54,900		\$168,920		\$65,680	\$125,887			\$45.61
								Sale. Ratio =>	48.16				E.C.F. =>	0.522	Std. Deviation=>
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.522	Ave. Variance=>

After analysis, used 0.522 ECF for 2025 (Used Dixie Brook Sub Similar house)

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	Sewer
4120	0.0000	RANCH		\$45,408	No	/ /		DIXIE BROOK SUB	401	56				
	0.0000													
#DIV/0!														
0.0000	Coefficient of Var=>										0			

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