

Grandview Back 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.	
09 155 046 11	12675 N LAKESHORE DR	07/31/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$329,100	78.36	\$618,624	\$63,099	\$356,901	\$535,188	0.667	3,922	\$91.00	
09 175 010 03	12130 BEACH ST	06/13/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$160,100	53.37	\$339,284	\$70,625	\$229,375	\$258,824	0.886	2,011	\$114.06	
Totals:			\$720,000			\$720,000	\$489,200		\$957,908		\$586,276	\$794,012			\$102.53	
							Sale. Ratio =>	67.94					E.C.F. =>	0.738	Std. Deviation=>	
							Std. Dev. =>	17.67					Ave. E.C.F. =>	0.777	Ave. Variance=>	

After Analysis, Used 0.738 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
4400	10.9675	2 STORY		\$55,440	No	/ /		GRAND VIEW BACK LOT AREA	401	77			
4400	10.9675	2 STORY		\$59,346	No	/ /		GRAND VIEW BACK LOT AREA	401	81			

3.8174

0.15510423

10.9675 Coefficient of Var=> 14.12347624

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

