

LaPlaisant Woods 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.	
09 210 023 00	6424 MORTAR CREEK RD	01/26/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$120,900	50.38	\$244,048	\$58,780	\$181,220	\$183,252	0.989	1,401	\$129.35	
Totals:			\$240,000			\$240,000	\$120,900		\$244,048		\$181,220	\$183,252			\$129.35	
								Sale. Ratio =>	50.38					E.C.F. =>	0.989	Std. Deviation=>
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.989	Ave. Variance=>

After Analysis, Used 0.989 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	Sewer
4520	0.0000	1.25 STORY		\$43,511	No	/ /		LAPLAISANT WOODS	401	59				

0.0000

#DIV/0!

0.0000 Coefficient of Var=> 0

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