

Stans Dreamland 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.	
09 160 011 00	13784 STANLEY DR	05/08/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$130,200	42.69	\$299,859	\$47,887	\$257,113	\$255,809	1.005	1,890	\$136.04	
<b>Totals:</b>			<b>\$305,000</b>			<b>\$305,000</b>	<b>\$130,200</b>		<b>\$299,859</b>		<b>\$257,113</b>	<b>\$255,809</b>			<b>\$136.04</b>	
							<b>Sale. Ratio =&gt;</b>	<b>42.69</b>					<b>E.C.F. =&gt;</b>	<b>1.005</b>	<b>Std. Deviation=&gt;</b>	
							<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.005</b>	<b>Ave. Variance=&gt;</b>	

After analysis and lack of usable data, used Northwest Section ECF for 2025. 1.145 is the ECF for 2025

Check Northwest Section ECF Analysis for rest of data



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

---

---