

Veniaville 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.	
09 016 003 70	YARGERVILLE RD	06/10/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$101,100	36.11	\$217,189	\$41,570	\$238,430	\$184,668	1.291	1,596	\$149.39	
09 224 010 00	2866 YARGERVILLE RD	04/22/22	\$180,250	WD	03-ARM'S LENGTH	\$180,250	\$77,600	43.05	\$222,566	\$69,572	\$110,678	\$144,062	0.768	1,196	\$92.54	
<b>Totals:</b>			<b>\$460,250</b>			<b>\$460,250</b>	<b>\$178,700</b>		<b>\$439,755</b>		<b>\$349,108</b>	<b>\$328,730</b>			<b>\$120.97</b>	
								<b>Sale. Ratio =&gt;</b>	<b>38.83</b>					<b>E.C.F. =&gt;</b>	<b>1.062</b>	<b>Std. Deviation=&gt;</b>
								<b>Std. Dev. =&gt;</b>	<b>4.91</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.030</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

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
4150	26.1432	RANCH		\$29,256	No	/ /	09 224 001 00	VENIAVILLE	401	58				
4150	26.1432	RANCH		\$68,214	No	/ /		VENIAVILLE	401	56				

**3.2293**

**0.36972078**

**26.1432 Coefficient of Var=> 25.38920438**

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