

Yargerville Heights 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.	
09 225 006 00	2319 YARGERVILLE RD	05/09/22	\$108,333	WD	03-ARM'S LENGTH	\$108,333	\$72,200	66.65	\$132,823	\$60,854	\$47,479	\$88,851	0.534	1,096	\$43.32	
09 230 006 00	13683 N SUDER RD	06/09/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,400	46.27	\$125,544	\$62,058	\$87,942	\$78,378	1.122	888	\$99.03	
Totals:			\$258,333			\$258,333	\$141,600		\$258,367		\$135,421	\$167,228			\$71.18	
								Sale. Ratio =>	54.81					E.C.F. =>	0.810	Std. Deviation=>
								Std. Dev. =>	14.41					Ave. E.C.F. =>	0.828	Ave. Variance=>

After Analysis, Used .810 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
4140	29.3829	1.25 STORY		\$55,800	No	/ /		YARGERVILLE HEIGHTS	401	56				
4140	29.3829	RANCH		\$53,399	No	/ /		YARGERVILLE HEIGHTS	401	45				

1.8401

0.4155372

29.3829 Coefficient of Var=> 35.47813111

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