

Supervisor Wonsey Plat ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	
02-875-0019-000	410 ALGER ST	01/08/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$61,500	47.31	\$143,732	\$52,093	\$77,907	\$77,660	1.003	1,176	\$66.25	875	19.6573	Ranch	
02-875-0023-000	413 ALGER ST	10/09/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$43,800	41.71	\$98,458	\$33,460	\$71,540	\$55,083	1.299	792	\$90.33	875	9.9015	Ranch	
02-875-0024-000	329 ALGER ST	11/04/21	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$41,700	41.29	\$96,052	\$46,281	\$54,719	\$42,179	1.297	720	\$76.00	875	9.7559	Ranch	
Totals:			\$336,000			\$336,000	\$147,000		\$338,242		\$204,166	\$174,922			\$77.52		3.2569		
								Sale. Ratio =>	43.75					E.C.F. =>	1.167	Std. Deviation=>	0.170238944		
								Std. Dev. =>	3.36					Ave. E.C.F. =>	1.200	Ave. Variance=>	13.1049	Coefficient of Var=>	10.92299536
														1.17 for 2023					