

E.C.F. ANALYSIS - DEER RUN - CITY OF LESLIE 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	Land Value	Other Parcels in Sale	Land Table		
33-17-14-20-426-002	4330 CHURCHILL	09/11/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$110,800	52.76	\$221,572	\$38,609	\$171,391	\$225,324	0.761	1,800	\$95.22	4005	2.7187	2 STORY	\$30,000		4005 DEER RUN		
33-17-14-20-426-004	4340 CHURCHILL	09/29/20	\$222,320	PTA	03-ARM'S LENGTH	\$222,320	\$122,400	55.06	\$244,756	\$37,190	\$185,130	\$255,623	0.724	1,812	\$102.17	4005	6.3600	2 STORY	\$30,000		4005 DEER RUN		
33-17-14-20-426-006	4363 CINNAMON LANE	08/23/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$104,550	50.26	\$209,057	\$35,002	\$172,998	\$214,353	0.807	1,958	\$88.35	4005	1.9239	BI-LEVEL	\$28,524		4005 DEER RUN		
33-17-14-20-427-003	2528 FIG TRAIL	11/17/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$104,150	49.13	\$208,287	\$34,331	\$177,669	\$214,232	0.829	1,728	\$102.82	4005	4.1502	BI-LEVEL	\$30,000		4005 DEER RUN		
33-17-14-20-428-009	4348 CINNAMON LANE	04/30/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$110,650	47.09	\$221,258	\$32,997	\$202,003	\$231,849	0.871	2,000	\$101.00	4005	8.3442	2 STORY	\$22,500		4005 DEER RUN		
33-17-14-20-428-011	4362 CINNAMON LANE	10/31/20	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$121,600	58.18	\$243,215	\$31,403	\$177,597	\$260,852	0.681	2,052	\$86.55	4005	10.6996	2 STORY	\$22,045		4005 DEER RUN		
33-17-14-20-428-013	4374 EGNATIOS COURT	11/17/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$106,750	48.52	\$213,518	\$34,669	\$185,331	\$220,257	0.841	1,958	\$94.65	4005	5.3599	BI-LEVEL	\$30,000		4005 DEER RUN		
Totals:			\$1,516,320			\$1,516,320	\$780,900		\$1,561,663		\$1,272,119	\$1,622,490			\$95.82		0.3776						
								Sale. Ratio =>	51.50					E.C.F. =>	0.784	Std. Deviation=>		0.068508					
								Std. Dev. =>	3.97					Ave. E.C.F. =>	0.788	Ave. Variance=>		5.6509	Coefficient of Var=>		7.172775249		

ECF ANALYSIS
DEER RUN
CITY OF LESLIE 2023
ANALYZED 0.784
APPLIED 0.784