

2025 BETHANY AG/ RESIDENTIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Asd. when Sold
02-002-009-00	11305 N MIKUS RD	02/02/24	\$143,000	\$143,000	\$53,700
02-018-044-00	E MC GREGOR (0000) RD	12/22/23	\$287,000	\$287,000	\$88,700
02-021-007-20	2290 E MADISON RD	02/26/24	\$375,000	\$375,000	\$161,900
02-023-012-00	4205 E OLIVE RD	06/26/24	\$146,500	\$146,500	\$54,100
02-024-007-10	5630 E OLIVE RD	02/22/24	\$316,000	\$316,000	\$127,800
02-030-041-05	31 E JACKSON RD	08/27/24	\$106,000	\$106,000	\$64,400
Totals:			\$1,373,500	\$1,373,500	\$550,600
					Sale. Ratio =>
					Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
37.55	\$117,093	\$18,710	\$124,290	\$100,802	1.233	1,762
30.91	\$190,484	\$69,413	\$217,587	\$124,048	1.754	2,271
43.17	\$358,502	\$25,653	\$349,347	\$341,034	1.024	2,334
36.93	\$106,645	\$15,270	\$131,230	\$93,622	1.402	938
40.44	\$283,210	\$34,576	\$281,424	\$254,748	1.105	1,540
60.75	\$127,163	\$20,631	\$85,369	\$109,152	0.782	1,110
	\$1,183,097		\$1,189,247	\$1,023,406		
40.09				E.C.F. =>	1.162	
10.23				Ave. E.C.F. =>	1.217	

USED 1.162

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$70.54	4050	1.6347	2 STORY
\$95.81	4050	53.7391	
\$149.68	4050	19.2285	1 STORY
\$139.90	4050	18.5040	1 STORY
\$182.74	4050	11.1946	1 STORY
\$76.91	4050	43.4548	1 1/2 STORY
\$119.26		5.4613	
Std. Deviation=>	0.335151754		
Ave. Variance=>	24.6259	Coefficient of Var=>	20.24059078