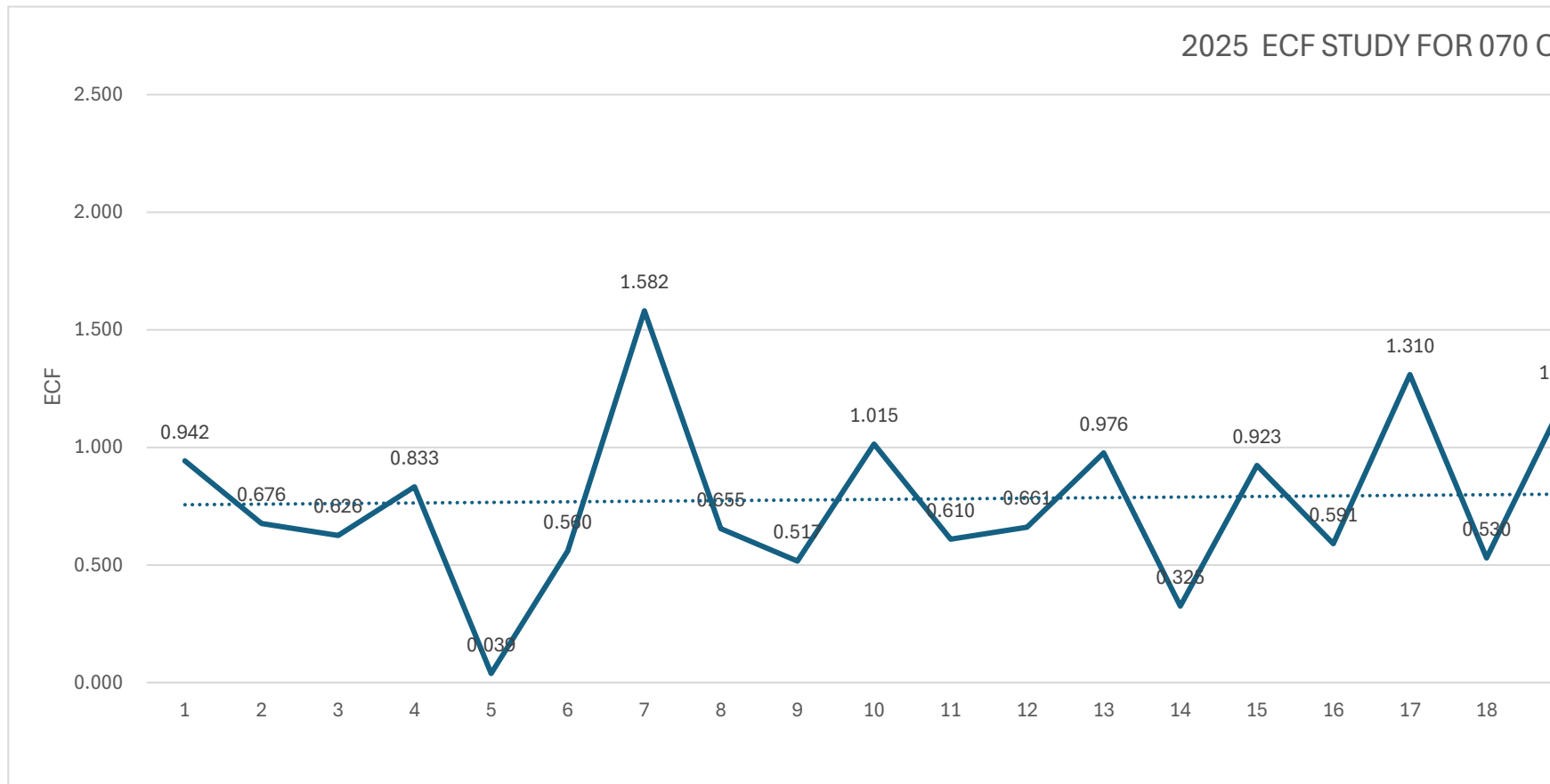


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
070-007-300-005-75	CONSOLIDATED RD	09/27/23	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000
070-011-100-025-00	586 W MT MARIA RD	09/21/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000
070-012-200-029-03	460 W MT MARIA RD	05/17/24	\$139,900	WD	03-ARM'S LENGTH	\$139,900
070-012-200-029-03	460 W MT MARIA RD	10/10/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000
070-022-200-005-01	N SKUNK HOLLOW RD	10/23/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000
070-027-200-005-01	1930 N SKUNK HOLLOW RD	08/06/24	\$192,500	WD	03-ARM'S LENGTH	\$192,500
070-028-300-050-00	1501 N SANBORN RD	08/26/24	\$439,900	WD	03-ARM'S LENGTH	\$439,900
070-033-100-025-00	1554 W ALMOND RD	07/10/24	\$165,500	WD	03-ARM'S LENGTH	\$165,500
070-033-300-030-05	1893 W TRASK LAKE RD	05/24/23	\$159,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$159,000
070-033-300-030-05	1893 W TRASK LAKE RD	08/01/24	\$285,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$282,000
071-001-300-015-00	2597 SUCKER CREEK RD	01/24/24	\$339,900	WD	03-ARM'S LENGTH	\$322,250
071-005-400-090-00	989 SUCKER CREEK RD	09/13/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900
071-022-400-015-00	1973 E QUICK RD	04/21/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000
071-024-400-010-01	2201 N F-41	11/07/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000
071-027-200-040-00	1725 E FRENCH RD	03/08/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000
071-029-100-005-00	1921 N TAYLOR RD	10/18/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000
071-033-200-010-00	1040 E RITCHIE RD	11/22/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000
071-036-100-068-00	1315 N BARLOW RD	08/30/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000
071-036-100-115-00	1419 N F-41	07/10/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000
071-036-100-115-01	1419 N F-41	07/10/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000
072-140-001-006-01	365 W MT MARIA RD	05/11/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000
072-140-001-009-00	359 W MT MARIA RD	03/18/24	\$137,000	WD	03-ARM'S LENGTH	\$137,000
072-140-002-037-00	3180 N HUBBARD LAKE RD	12/04/23	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000
072-180-000-005-00	305 W NANCY ST	09/20/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000
072-190-000-010-00	1181 CHRIS RD	07/24/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000
072-190-000-101-01	1171 N MONTANA RD	01/29/25	\$116,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$116,000
072-190-000-114-00	1903 W ALMOND RD	09/19/23	\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000
072-200-006-009-02	3573 N LINE ST	02/14/25	\$177,000	WD	03-ARM'S LENGTH	\$176,000
072-220-003-003-00	476 SUSAN AVE	09/20/24	\$140,000	WD	03-ARM'S LENGTH	\$132,000
072-240-000-016-00	3556 WHITE BIRCH DR	08/28/24	\$149,000	WD	03-ARM'S LENGTH	\$149,000
072-240-000-019-00	3575 WHITE BIRCH DR	04/07/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000
072-240-000-035-00	258 OLD TRAIL DR	01/28/25	\$145,000	WD	03-ARM'S LENGTH	\$145,000

072-240-000-050-00	243 LITTLE CANYON DR	08/17/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000
072-241-000-064-00	297 W DEER RD	06/15/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000
072-241-000-064-00	297 W DEER RD	12/12/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000
073-000-020-004-00	108 N SECOND ST	08/23/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000
073-100-000-016-00	344 S SLEEPER DR	10/26/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000
073-100-000-120-01	1338 N SLEEPER DR	05/08/24	\$151,000	WD	03-ARM'S LENGTH	\$151,000
<b>Totals:</b>			<b>\$7,448,600</b>			<b>\$7,418,950</b>

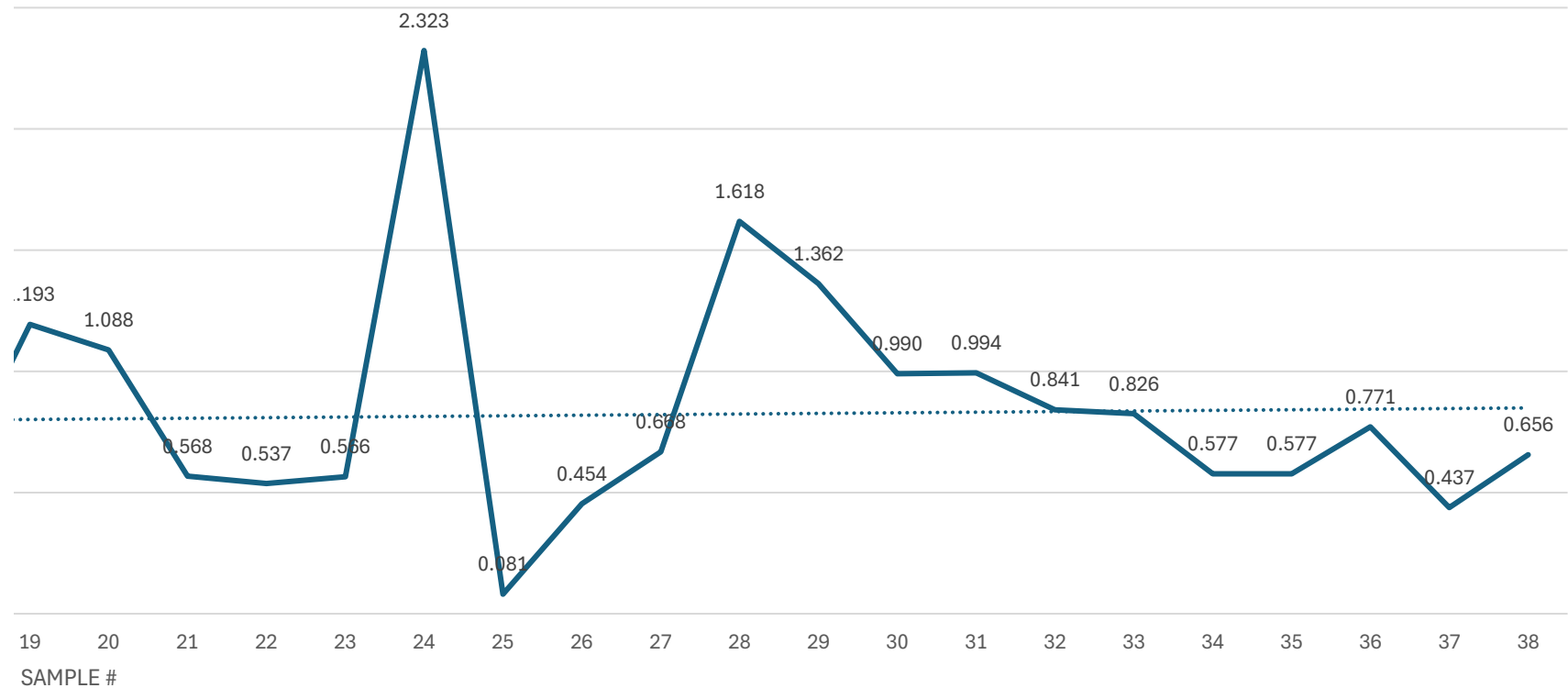
2025 ECF STUDY FOR 070 C



Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$24,200	12.10	\$177,245	\$118,295	\$81,705	\$86,691	0.942	818	\$99.88
\$53,700	31.59	\$170,735	\$40,145	\$129,855	\$192,044	0.676	1,280	\$101.45
\$59,200	42.32	\$149,024	\$33,750	\$106,150	\$169,521	0.626	1,036	\$102.46
\$59,200	33.83	\$149,024	\$33,750	\$141,250	\$169,521	0.833	1,036	\$136.34
\$137,900	40.56	\$387,801	\$337,112	\$2,888	\$74,543	0.039	1,020	\$2.83
\$78,200	40.62	\$195,191	\$179,945	\$12,555	\$22,421	0.560	460	\$27.29
\$131,700	29.94	\$322,124	\$233,289	\$206,611	\$130,640	1.582	912	\$226.55
\$64,600	39.03	\$169,106	\$70,671	\$94,829	\$144,757	0.655	1,008	\$94.08
\$64,000	40.25	\$199,366	\$31,410	\$127,590	\$246,994	0.517	1,984	\$64.31
\$73,800	26.17	\$199,366	\$31,410	\$250,590	\$246,994	1.015	1,984	\$126.31
\$103,500	32.12	\$345,071	\$124,494	\$197,756	\$324,378	0.610	2,208	\$89.56
\$119,100	34.04	\$358,111	\$66,349	\$283,551	\$429,062	0.661	1,887	\$150.27
\$95,600	24.58	\$308,018	\$122,193	\$266,807	\$273,272	0.976	1,328	\$200.91
\$0	0.00	\$98,026	\$34,700	\$30,300	\$93,126	0.325	1,307	\$23.18
\$62,600	22.76	\$222,729	\$76,424	\$198,576	\$215,154	0.923	1,699	\$116.88
\$88,500	40.23	\$246,158	\$46,369	\$173,631	\$293,807	0.591	1,878	\$92.46
\$106,100	32.65	\$251,874	\$172,891	\$152,109	\$116,151	1.310	1,184	\$128.47
\$78,100	45.94	\$194,281	\$84,242	\$85,758	\$161,822	0.530	1,606	\$53.40
\$64,000	29.77	\$126,459	\$20,505	\$194,495	\$163,006	1.193	1,188	\$163.72
\$0	0.00	\$145,899	\$30,857	\$184,143	\$169,179	1.088	1,188	\$155.00
\$72,900	39.62	\$206,880	\$68,262	\$115,738	\$203,850	0.568	816	\$141.84
\$58,900	42.99	\$159,274	\$53,592	\$83,408	\$155,415	0.537	1,416	\$58.90
\$133,200	53.28	\$295,361	\$25,738	\$224,262	\$396,504	0.566	2,446	\$91.69
\$26,900	15.82	\$65,285	\$21,954	\$148,046	\$63,722	2.323	720	\$205.62
\$46,000	54.12	\$140,184	\$77,544	\$7,456	\$92,118	0.081	1,304	\$5.72
\$58,400	50.34	\$147,682	\$52,500	\$63,500	\$139,974	0.454	1,776	\$35.75
\$56,100	44.88	\$122,467	\$29,317	\$95,683	\$143,308	0.668	1,260	\$75.94
\$43,200	24.55	\$101,514	\$47,535	\$128,465	\$79,381	1.618	928	\$138.43
\$23,000	17.42	\$71,718	\$11,628	\$120,372	\$88,368	1.362	832	\$144.68
\$37,100	24.90	\$115,100	\$40,669	\$108,331	\$109,457	0.990	832	\$130.21
\$28,900	20.79	\$107,430	\$39,047	\$99,953	\$100,563	0.994	584	\$171.15
\$51,700	35.66	\$123,511	\$33,000	\$112,000	\$133,104	0.841	1,248	\$89.74

\$52,600	37.57	\$118,223	\$16,500	\$123,500	\$149,593	0.826	916	\$134.83
\$58,200	43.11	\$154,329	\$26,250	\$108,750	\$188,351	0.577	1,344	\$80.92
\$67,300	49.85	\$154,329	\$26,250	\$108,750	\$188,351	0.577	1,344	\$80.92
\$74,300	38.10	\$177,892	\$50,135	\$144,865	\$187,878	0.771	1,827	\$79.29
\$21,600	48.00	\$60,695	\$16,702	\$28,298	\$64,696	0.437	795	\$35.59
\$66,100	43.77	\$155,324	\$31,073	\$119,927	\$182,722	0.656	1,404	\$85.42
<b>\$2,440,400</b>		<b>\$6,892,806</b>		<b>\$4,862,453</b>	<b>\$6,390,439</b>			<b>\$103.74</b>
<b>Sale. Ratio =&gt;</b>	<b>32.89</b>			<b>E.C.F. =&gt;</b>	<b>0.761</b>	<b>Std. Deviation=&gt;</b>		
<b>Std. Dev. =&gt;</b>	<b>13.15</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.803</b>	<b>Ave. Variance=&gt;</b>		

CLASSESS 401,101,201,301



ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
401	13.9900	RANCH	BLD ON QFP	\$118,295	No	//
401	12.6411	RANCH		\$33,000	No	//
401	17.6406	RANCH		\$33,750	No	//
401	3.0649	RANCH		\$33,750	No	//
401	76.3840	RANCH		\$332,000	No	//
401	24.2607	RANCH		\$179,750	No	//
401	77.8950	RANCH		\$227,918	No	//
401	14.7494	RANCH		\$63,500	No	//
401	28.6012	RANCH		\$30,900	No	//
401	21.1975	RANCH		\$30,900	No	//
401	19.2936	RANCH		\$116,000	No	//
401	14.1720	RANCH		\$63,500	No	//
401	17.3759	RANCH		\$116,000	No	//
401	47.7219	RANCH		\$34,700	No	//
401	12.0363	RANCH		\$63,500	No	//
401	21.1614	RANCH		\$34,700	No	//
401	50.6991	RANCH		\$170,500	No	//
401	27.2631	RANCH		\$60,000	No	//
401	39.0593	RANCH		\$19,650		
401	28.5865	RANCH		\$30,000	No	//
401	23.4823	RANCH		\$60,000	No	//
401	26.5903	RANCH		\$40,000	No	//
401	23.6985	RANCH		\$9,200	No	//
401	152.0725	RANCH		\$21,250	No	//
401	72.1643	RANCH		\$75,250	No	//
401	34.8926	RANCH		\$52,500	No	//
401	13.4908	RANCH		\$27,000	No	//
401	81.5754	RANCH		\$45,600	No	//
401	55.9589	RANCH		\$10,250	No	//
401	18.7126	RANCH		\$37,500	No	//
401	19.1349	RANCH		\$37,500	No	//
401	3.8861	RANCH		\$33,000	No	//

401	2.2992	RANCH	\$16,500	No	//
401	22.5205	RANCH	\$26,250	No	//
401	22.5205	RANCH	\$26,250	No	//
401	3.1524	RANCH	\$39,600	No	//
401	36.5181	RANCH	\$15,300	No	//
401	14.6248	RANCH	\$30,000	No	//

**4.1688**

**0.43090413**

**31.4497 Coefficient of Var=>**

**39.18558553**

USE .68 ECF FOR 401  
 USE .64 ECF FOR 201  
 USE .60 ECF FOR 301  
 USE .59 ECF FOR 101

Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply
070-007-300-005-05	RESIDENTIAL 401	401	72			
	RESIDENTIAL 401	401	88			
	RESIDENTIAL 401	401	90			
	RESIDENTIAL 401	401	90			
	RESIDENTIAL 401	401	48			
	RESIDENTIAL 401	401	45			
	RESIDENTIAL 401	401	84			
	RESIDENTIAL 401	401	90			
	RESIDENTIAL 401	401	80			
	RESIDENTIAL 401	401	80			
	RESIDENTIAL 401	401	80			
	RESIDENTIAL 401	401	87			
	RESIDENTIAL 401	401	80			
	RESIDENTIAL 401	401	55			
	RESIDENTIAL 401	401	73			
	RESIDENTIAL 401	401	77			
	RESIDENTIAL 401	401	65			
	RESIDENTIAL 401	401	61			
	RESIDENTIAL 401	401	99			
	RESIDENTIAL 401	401	99			
	RESIDENTIAL 401	401	98			
	RESIDENTIAL 401	401	71			
072-140-002-036-00, 070-012-400-005-09	RESIDENTIAL 401	401	89			
	RESIDENTIAL 401	401	66			
	RESIDENTIAL 401	401	53			
072-191-000-144-00	RESIDENTIAL 401	401	63			
072-190-000-113-00, 072-190-000-112-00	RESIDENTIAL 401	401	90			
	RESIDENTIAL 401	401	64			
	RESIDENTIAL 401	401	75			
	RESIDENTIAL 401	401	80			
	RESIDENTIAL 401	401	80			
	RESIDENTIAL 401	401	66			

RESIDENTIAL 401	401	83
RESIDENTIAL 401	401	72
RESIDENTIAL 401	401	72
RESIDENTIAL 401	401	63
RESIDENTIAL 401	401	64
RESIDENTIAL 401	401	90

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