

2026 GT 2 General Neighborhood EFC

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 (%)	Land Value	
000-19-15-328-010-00	9508 MOREA AVE	10/15/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$21,200	30.29	\$43,211	\$11,931	\$58,069	\$44,056	1.318	924	\$62.85	GT2	30.2055	\$10,000	
000-19-32-451-008-00	498 JACKSON ST	05/11/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$76,500	40.26	\$205,888	\$23,622	\$166,378	\$219,598	0.758	2,360	\$70.50	GT2	25.8358	\$18,496	
000-19-32-476-002-04	116 JACKSON ST	05/19/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$47,400	31.60	\$131,104	\$20,896	\$129,104	\$132,781	0.972	1,288	\$100.24	GT2	4.3697	\$19,920	
Totals:			\$410,000			\$410,000	\$145,100		\$380,203		\$353,551	\$396,435			\$77.86		12.4181		
								Sale. Ratio =>	35.39			E.C.F. =>	0.892	Std. Deviation=>		0.2827503			
								Std. Dev. =>	5.42			Ave. E.C.F. =>	1.016	Ave. Variance=>		20.1370	Coefficient of Var=>		19.81974712
2026 GT 2 General Neighborhoods ECF used .870																			