

2023 for 2024 City of Grant ECF Analysis Agricultural & Residential Stick Built

Parcel Number	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	ldg. Residua	Cost Man. \$	E.C.F.	\$/Sq.Ft.	ECF Area	lev. by Mean (%)	Building Style	Land Value
22-13-300-030	\$126,000	\$47,900	38.02	\$95,874	\$11,814	\$114,186	\$82,010	1.392	\$125.20	401R	40.4425	RANCH	\$11,000
22-13-300-036	\$225,000	\$87,200	38.76	\$183,779	\$25,863	\$199,137	\$154,064	1.293	\$113.73	401R	30.4635	1.75 STORY	\$23,980
22-13-300-049	\$120,000	\$50,500	42.08	\$101,066	\$41,945	\$78,055	\$57,679	1.353	\$166.78	401R	36.5343	RANCH	\$14,960
22-13-300-089	\$175,000	\$72,500	41.43	\$144,905	\$42,382	\$132,618	\$100,022	1.326	\$124.64	401R	33.7961	RANCH	\$38,060
22-24-120-009	\$132,000	\$87,200	66.06	\$174,404	\$16,310	\$115,690	\$154,238	0.750	\$61.54	401R	23.7847	TWO-STORY	\$14,520
22-24-120-011	\$198,250	\$75,900	38.28	\$151,806	\$29,354	\$168,896	\$119,465	1.414	\$139.12	401R	42.5844	1.75 STORY	\$26,675
22-24-121-026	\$155,000	\$75,800	48.90	\$151,699	\$21,765	\$133,235	\$126,765	1.051	\$85.74	401R	6.3119	RANCH	\$20,240
22-24-121-029	\$90,000	\$55,700	61.89	\$111,492	\$12,991	\$77,009	\$96,099	0.801	\$67.79	401R	18.6567	TWO-STORY	\$12,650
22-24-126-011	\$135,000	\$70,300	52.07	\$140,692	\$17,512	\$117,488	\$120,176	0.978	\$123.54	401R	1.0286	RANCH	\$13,200
22-24-126-028	\$230,000	\$147,600	64.17	\$295,194	\$38,037	\$191,963	\$250,885	0.765	\$56.26	401R	22.2778	TWO-STORY	\$28,050
22-24-127-018	\$132,000	\$82,000	62.12	\$163,983	\$33,087	\$98,913	\$127,703	0.775	\$64.65	401R	21.3369	TWO-STORY	\$28,459
22-24-127-020	\$215,000	\$136,800	63.63	\$273,545	\$14,424	\$200,576	\$252,801	0.793	\$87.97	401R	19.4507	TWO-STORY	\$12,705
22-24-127-032	\$163,000	\$85,100	52.21	\$170,173	\$30,093	\$132,907	\$136,663	0.973	\$115.07	401R	1.5408	RANCH	\$28,710
22-24-129-003	\$179,000	\$107,400	60.00	\$214,738	\$37,262	\$141,738	\$173,147	0.819	\$86.16	401R	16.9324	TWO-STORY	\$29,040
22-24-131-002	\$142,000	\$80,600	56.76	\$161,251	\$16,213	\$125,787	\$141,500	0.889	\$72.88	401R	9.8971	TWO-STORY	\$14,520
22-24-131-016	\$75,000	\$71,500	95.33	\$143,087	\$20,786	\$54,214	\$119,318	0.454	\$48.58	401R	53.3556	RANCH	\$18,040
22-24-180-005	\$85,500	\$38,300	44.80	\$76,598	\$16,419	\$69,081	\$58,711	1.177	\$119.93	401R	18.8702	RANCH	\$13,860
22-24-200-053	\$175,100	\$77,200	44.09	\$154,394	\$19,382	\$155,718	\$131,719	1.182	\$194.65	401R	19.4277	RANCH	\$9,790
22-24-224-005	\$245,000	\$128,900	52.61	\$257,722	\$53,184	\$191,816	\$199,549	0.961	\$96.54	401R	2.6675	RANCH	\$33,000
22-24-224-006	\$117,000	\$62,900	53.76	\$125,815	\$17,787	\$99,213	\$105,393	0.941	\$70.66	401R	4.6561	COLONIAL 1.5STY	\$15,180
22-24-224-007	\$155,000	\$84,000	54.19	\$168,051	\$23,802	\$131,198	\$140,731	0.932	\$104.96	401R	5.5659	RANCH	\$15,180
22-24-225-035	\$186,000	\$91,200	49.03	\$182,387	\$20,312	\$165,688	\$158,122	1.048	\$120.24	401R	5.9928	RANCH	\$13,200
22-24-253-004	\$77,750	\$59,600	76.66	\$119,274	\$13,664	\$64,086	\$103,034	0.622	\$66.62	401R	36.5934	RANCH	\$11,000
22-24-253-005	\$134,000	\$67,200	50.15	\$134,395	\$29,801	\$104,199	\$102,043	1.021	\$84.44	401R	3.3207	RANCH	\$29,040
\$3,667,600	\$1,943,300			\$3,896,324		#####	\$3,211,839		\$99.90		3.4134		
	Sale. Ratio =>		52.99			E.C.F. =>	0.954	Std. Deviation=>	0.2515				
	Std. Dev. =>		13.22			Ave. E.C.F. =>	0.988	Ave. Variance=>	#####	Coefficient of \	20.05423211		

Use 0.954

2023 for 2024 City of Grant ECF Analysis Agricultural & Residential Mobile Homes

Parcel Number	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	ldg. Residua	Cost Man. \$	E.C.F.	\$/Sq.Ft.	ECF Area	lev. by Mean (%)	Building Style	Land Value
22-24-121-024	\$150,000	\$66,000	44.00	\$132,071	\$23,367	\$126,633	\$63,200	2.004	\$93.66	401R	40.2942	MOBILE	\$18,150
22-24-122-005	\$91,000	\$61,600	67.69	\$123,284	\$16,948	\$74,052	\$61,823	1.198	\$71.20	401R	40.2942	MOBILE	\$13,640
\$241,000	\$127,600			\$255,355		\$200,685	\$125,023		\$82.43		0.4437		
	Sale. Ratio =>		52.95			E.C.F. =>	1.605	Std. Deviation=>	0.5698				
	Std. Dev. =>		16.75			Ave. E.C.F. =>	1.601	Ave. Variance=>	#####	Coefficient of \	25.17219737		

Use 1.605

2023 for 2024 City of Grant ECF Analysis Residential ChurchHill Estates

Parcel Number	Sale Date	Sale Price	Adj. Sale	\$ Cur. Asmnt	Asd/Adj. Sale	Cur. Apprais	Land + Yard	dgd. Residu	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-13-375-008	10/07/22	\$225,000	\$225,000	\$92,500	41.11	\$184,985	\$20,046	\$204,954	\$183,469	1.117	1,014	\$202.12	CONDO
22-13-375-009	04/06/22	\$210,000	\$210,000	\$97,400	46.38	\$194,899	\$18,000	\$192,000	\$196,773	0.976	1,052	\$182.51	CONDO
Totals:		\$435,000	\$435,000	\$189,900			\$379,884	\$396,954	\$380,242			\$192.32	
				Sale. Ratio	43.66				E.C.F. =>	1.044		Std. Deviat	0.100
				Std. Dev. =	10606.602				Ave. E.C.F. =>	1.046		Ave. Variat	104.6423

2023 FOR 2024 City of Grant ECF Analysis for Commercial & Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt. sd/Adj. Salur.	Appraisal	ldg. Residu	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%Building Style
22-24-127-042	75 S FRONT ST	12/05/22	\$90,000	\$36,300	40.33	\$72,592	\$84,194	\$102,748	0.819	2,253	\$37.37	LOC C 21.5972
22-24-127-043	51 S FRONT ST	04/29/22	\$61,100	\$41,900	68.58	\$83,791	\$43,724	\$102,177	0.428	2,148	\$20.36	LOC C 17.5528
22-24-130-018	22 W MAIN	10/28/21	\$190,000	\$99,500	52.37	\$198,974	\$136,584	\$242,597	0.563	2,836	\$48.16	HWY C 4.0444
Totals:			\$341,100	\$177,700		\$355,357	\$264,502	\$447,521		\$35.30		1.2415
				Sale. Ratio =	52.10			E.C.F. =>	0.591	Std. Deviatio		0.19886
				Std. Dev. =>	14.17			Ave. E.C.F. =>	0.603	Ave. Variance		14.3981
								Use	0.060	Coefficient of \		23.8596119