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Dexter Gables ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-23-105-004	6458 MEADOW RIDGE COURT	08/15/22	\$630,000	WD	03-ARMS LENGTH	\$630,000	\$183,800	29.17
Totals:			\$630,000			\$630,000	\$183,800	29.17

Due to no sales in the Dexter Gables neighborhood, sales form Meadow Ridge neighborhood were utilized to develop the 2025 ECF.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value
\$632,065	\$81,480	\$548,520	\$509,329	1.077	2,678	\$204.82	00075	2 STORY	\$77,900
\$632,065		\$548,520	\$509,329			\$204.82			
				E.C.F. =>					
				Ave. E.C.F. =>					
					1.077				
					1.077				

Land Table	Property Class	Building Dept.
MEADOWRIDGE	401	83

Dexter Gables Land Analysis

Dir	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold
D-04-23-105-004	6458 MEADOW RIDGE COURT	08/15/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$183,800
D-04-23-105-032	6455 MEADOW CREEK DR	02/15/24	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$45,200
D-04-23-105-033	6457 MEADOW CREEK DR	02/15/24	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$93,400
Totals:			\$1,010,000			\$1,010,000	\$322,400

Sale. Ratio =>
Std. Dev. =>

Due to no sales in the Dexter Gables neighborhood, sales from Meadow Ridge neighborhood were utilized to develop the 2025 land values.

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
29.17	\$632,065	\$75,835	\$77,900	1.29	1.29	\$58,787	\$1.35	00075
39.65	\$177,900	\$114,000	\$177,900	10.58	10.58	\$10,775	\$0.25	00075
35.11	\$300,000	\$266,000	\$300,000	30.00	30.00	\$8,867	\$0.20	00075
	\$1,109,965	\$455,835	\$555,800	41.87	41.87			
31.92				Average		Average		
5.25				per Net Acre=>	10,886.91	per SqFt=>	\$0.25	

Liber/Page	Land Table	Class
5494/0989	MEADOW/RIDGE	401
5545/0240	MEADOW/RIDGE	402
5545/0241	MEADOW/RIDGE	402

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