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Carriage Hills ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-26-130-016	9672 DAISY LANE	06/17/24	\$378,000	WD	03-ARMS LENGTH	\$378,000	\$199,100	52.67	
D-04-26-181-001	9235 HORSESHOE BEND	09/09/24	\$423,000	WD	03-ARMS LENGTH	\$423,000	\$165,500	39.13	
Totals:			\$801,000			\$801,000	\$364,600		
								Sale. Ratio =>	45.52
								Std. Dev. =>	9.58

Cur Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$438,937	\$90,608	\$287,392	\$238,092	1.207	2,160	\$133.05	00011	29.3897
\$361,786	\$91,921	\$331,079	\$184,460	1.795	1,704	\$194.30	00011	29.3897
\$800,723		\$618,471	\$422,552			\$163.67		3.7303
				E.C.F. =>	1.464	Std. Deviation=>	0.41563292	
				Ave. E.C.F. =>	1.501	Ave. Variance=>	29.3897	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STORY	\$90,608	CARRIAGEHILLS	401	65
2 STORY	\$91,486	CARRIAGEHILLS	401	60

19.58061501

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Cur. Appraisal	Land Residual	Est. Land Value	Efrac. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$442,713	\$29,671	\$94,384	188.8	367.0	1.28	1.28	\$157	\$23,162	\$0.53
\$365,597	\$152,700	\$95,297	190.6	250.0	1.15	1.15	\$801	\$133,014	\$3.05
\$808,310	\$182,371	\$189,681	379.4		2.43	2.43			
	Average				Average			Average	
	per FF=>		\$481		per Net Acre=>	75,080.69		per SqFt=>	\$1.72

Actual Front	ECF Area	Libel/Page	Land Table	Class	Rate Group 1
150.00	00011	5556/0930	CARRIAGEHILLS	401	CARRIAGEHILLS
194.00	00011	5565/0264	CARRIAGEHILLS	401	CARRIAGEHILLS