

12

North Lake Orchard ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-18-470-009	13606 ORCHARD CT	06/28/24	\$487,200	WD	03-ARMS LENGTH	\$487,200	\$228,900
D-04-18-470-018	13653 SENECA COURT	07/14/23	\$515,000	WD	03-ARMS LENGTH	\$515,000	\$223,000
D-04-18-470-027	7289 NORTH LAKE ORCHARD	06/02/23	\$525,000	WD	03-ARMS LENGTH	\$525,000	\$240,500
D-04-18-470-029	7335 NORTH LAKE ORCHARD	03/31/25	\$625,000	WD	03-ARMS LENGTH	\$625,000	\$188,100

Totals: \$2,152,200

\$2,152,200

\$880,500

Sale. Ratio =>

Std. Dev. =>

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Dep.
18.4880	1 STORY	\$75,050	NORTH LAKE ORCHARD	401	73
8.8064	2 STORY	\$75,000	NORTH LAKE ORCHARD	401	78
15.5363	2 STORY	\$75,100	NORTH LAKE ORCHARD	401	80
42.8308	2 STORY	\$75,000	NORTH LAKE ORCHARD	401	80
2.3048					

Coefficient of Var=> 19.30786246

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Sale. Ratio =>

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Ascd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
46.98	\$559,142	\$3,108	\$75,050	1.01	1.01	\$3,077	\$0.07	00013
43.30	\$542,970	\$47,030	\$75,000	1.00	1.00	\$47,030	\$1.08	00013
45.81	\$586,410	\$13,690	\$75,100	1.02	1.02	\$13,422	\$0.31	00013
30.10	\$463,497	\$236,503	\$75,000	1.00	1.00	\$236,503	\$5.43	00013
	\$2,152,019	\$300,331	\$300,150	4.03	4.03			
40.91				Average				
7.79				per Net Acre=>	74.523.82	per SqFt=>		\$1.71

Libr/Page	Land Table	Class
5559/0178	NORTH LAKE ORCHARD	401
5527/0162	NORTH LAKE ORCHARD	401
5522/0834	NORTH LAKE ORCHARD	401
5584/0440	NORTH LAKE ORCHARD	401
