

13

Fox Ridge ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-15-205-007	7343 RIDGE LINE CIRCLE	05/31/23	\$675,000	WD	03-ARMS LENGTH	\$675,000	\$328,300	48.64	
D-04-15-205-008	7329 RIDGE LINE CIRCLE	06/20/24	\$717,000	WD	03-ARMS LENGTH	\$717,000	\$315,600	44.02	
<b>Totals:</b>			<b>\$1,392,000</b>			<b>\$1,392,000</b>	<b>\$643,900</b>	<b>46.26</b>	
								<b>Std. Dev. =&gt;</b>	<b>3.27</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$714,208	\$70,550	\$604,450	\$738,987	0.818	3,508	\$172.31	00014	11.8689
\$689,223	\$70,200	\$646,800	\$612,894	1.055	2,659	\$243.25	00014	11.8689
<b>\$1,403,431</b>		<b>\$1,251,250</b>	<b>\$1,351,881</b>			<b>\$207.78</b>		
				<b>E.C.F. =&gt;</b>		<b>Std. Deviation=&gt;</b>		<b>0.16785119</b>
				<b>Ave. E.C.F. =&gt;</b>		<b>Ave. Variance=&gt;</b>		<b>11.8689 Coefficient of Var=&gt;</b>
				<b>0.937</b>				<b>1.1070</b>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$70,550	FOX RIDGE	401	81
1 STORY	\$70,200	FOX RIDGE	401	81

12.6718578

Fox Ridge Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-15-205-007	7343 RIDGE LINE CIRCLE	05/31/23	\$675,000	WD	03-ARMS LENGTH	\$675,000	\$328,300	48.64	
D-04-15-205-008	7329 RIDGE LINE CIRCLE	06/20/24	\$717,000	WD	03-ARMS LENGTH	\$717,000	\$315,600	44.02	
<b>Totals:</b>			<b>\$1,392,000</b>			<b>\$1,392,000</b>	<b>\$643,900</b>		
								<b>Sale. Ratio =&gt;</b>	<b>46.26</b>
								<b>Std. Dev. =&gt;</b>	<b>3.27</b>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	Ecf Area	Liber/Page	Land Table
\$675,041	\$70,509	\$70,550	1.11	1.11	\$68,522	\$1.46	00014	5522/0486	FOX RIDGE
\$716,803	\$70,397	\$70,200	1.04	1.04	\$67,689	\$1.55	00014	5558/0200	FOX RIDGE
\$1,391,844	\$140,906	\$140,750	2.15	2.15	Average	Average			
			Average	65,537.67	per Net Acre=>	\$1.50			

**Class**

401

401

---