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Wandering Hills ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold
D-04-29-230-026	13474 OAKRIDGE LANE	09/14/22	\$510,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$510,000	\$216,300
D-04-29-232-045	13366 OAKRIDGE LANE	12/15/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$165,600
D-04-29-232-051	13306 OAKRIDGE LANE	03/25/22	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$150,300
Totals:						\$1,262,000	\$532,200

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area
42.41	\$524,649	\$100,746	\$409,254	\$376,803	1.086	2,702	\$151.46	00015
44.16	\$389,829	\$59,377	\$315,623	\$293,735	1.075	1,749	\$180.46	00015
39.87	\$360,615	\$59,251	\$317,749	\$267,879	1.186	1,796	\$176.92	00015
	\$1,275,093		\$1,042,626	\$938,417			\$169.61	
42.17				E.C.F. =>	1.111		Std. Deviation=>	0.06138535
2.16				Ave. E.C.F. =>	1.116		Ave. Variance=>	4.7043

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2.9478	2 STORY	\$98,550	D-04-29-230-027	WANDERING HILLS	401	70
4.1086	1 STORY	\$59,377		WANDERING HILLS	401	73
7.0564	2 STORY	\$59,251		WANDERING HILLS	401	69
0.4554						

Coefficient of Var=> 4.216810231

Wandering Hills Land Analysis

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D-04-29-230-026	13474 OAKRIDGE LANE	09/14/22	\$510,000	WD	19-MULTI PARCEL ARMS LENGTH	\$510,000	\$216,300
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Totals:						\$1,262,000	\$532,200

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Ecf Area
42.41	\$524,649	\$83,901	\$98,550	8.23	6.42	\$10,195	\$0.23	00015
44.16	\$389,829	\$44,548	\$59,377	1.15	1.15	\$38,637	\$0.89	00015
39.87	\$360,615	\$75,636	\$59,251	1.14	1.14	\$66,406	\$1.52	00015
42.17	\$1,275,093	\$204,085	\$217,178	10.52	8.71	Average	Average	
2.16				per Net Acre=>	19,396.03	per SqFt=>	\$0.45	

Liber/Page	Other Parcels in Sale	Land Table	Class
5499/0317	D-04-29-230-027	WANDERING HILLS	401
5507/0282		WANDERING HILLS	401
5476/0716		WANDERING HILLS	401
