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Copper Meadows ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale
D-04-15-310-018	6480 STERLING TRAIL	01/19/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$266,800	42.02
D-04-15-310-021	6296 STERLING TRAIL	10/30/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$220,900	37.76
D-04-15-310-043	6387 STERLING TRAIL	05/09/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$211,500	35.25
D-04-15-310-046	6477 STERLING TRAIL	07/08/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$243,100	43.03
D-04-15-310-050	6613 STERLING TRAIL	01/21/22	\$484,000	WD	03-ARM'S LENGTH	\$484,000	\$165,000	34.09
Totals:			\$2,869,000			\$2,869,000	\$1,107,300	
							Sale. Ratio =>	38.60
							Std. Dev. =>	3.98

Curr Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$683,743	\$56,000	\$579,000	\$571,715	1.013	2,882	\$200.90	00016	8.5697
\$565,164	\$54,000	\$531,000	\$465,541	1.141	2,353	\$225.67	00016	4.2169
\$532,303	\$100,406	\$499,594	\$393,349	1.270	2,557	\$195.38	00016	17.1664
\$630,460	\$59,000	\$506,000	\$520,455	0.972	3,001	\$168.61	00016	12.6214
\$484,574	\$59,000	\$425,000	\$387,590	1.097	2,450	\$173.47	00016	0.1921
\$2,896,244		\$2,540,594	\$2,338,650			\$192.81		1.2089
				E.C.F. =>	1.086	Std. Deviation=>		0.1167526
				Ave. E.C.F. =>	1.098	Ave. Variance=>		8.5533 Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dep.
2 STORY	\$56,000	COPPER MEADOWS	401	91
2 STORY	\$54,000	COPPER MEADOWS	401	89
2 STORY	\$87,000	COPPER MEADOWS	401	88
2 STORY	\$59,000	COPPER MEADOWS	401	88
2 STORY	\$59,000	COPPER MEADOWS	401	89

7.786782933

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Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libers/Page
\$676,882	\$14,118	\$56,000	0.56	0.56	\$25,211	\$0.58	00016	5543/0075
\$559,578	\$79,422	\$54,000	0.54	0.54	\$147,078	\$3.38	00016	5538/0360
\$532,303	\$154,697	\$87,000	0.87	0.87	\$177,813	\$4.08	00016	5482/0367
\$630,460	(\$6,460)	\$59,000	0.59	0.59	(\$10,949)	(\$0.25)	00016	5490/0734
\$484,574	\$58,426	\$59,000	0.59	0.59	\$99,027	\$2.27	00016	5467/0136
\$2,883,797	\$300,203	\$315,000	3.15	3.15	Average	Average		
			per Net Acre=>		95,302.54 per SqFt=>		\$2.19	

Land Table	Class
COPPER MEADOWS	401
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