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Northlake Farms & Downs ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-19-205-005	14148 HAYBAKE HOLLOW	06/08/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$117,800	34.14
D-04-19-275-011	6150 GREEN CT	09/29/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$175,700	39.93
D-04-19-280-023	14238 FAIRWAY DR	12/20/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$157,200	39.31
D-04-19-281-030	14345 FAIRWAY DR	07/11/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$219,600	39.93
D-04-19-410-015	5806 HAYBAKE HOLLOW	05/02/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$200,200	42.15
<b>Totals:</b>			<b>\$2,209,900</b>			<b>\$2,209,900</b>	<b>\$870,500</b>	
							<b>Sale. Ratio =&gt;</b>	<b>39.39</b>
							<b>Std. Dev. =&gt;</b>	<b>2.97</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$322,536	\$38,100	\$306,900	\$206,562	1.486	1,566	\$195.98	00018	14.9186
\$486,655	\$51,845	\$388,155	\$315,766	1.229	1,953	\$198.75	00018	10.7317
\$432,771	\$52,183	\$347,717	\$276,389	1.258	2,459	\$141.41	00018	7.8496
\$546,488	\$50,275	\$499,725	\$360,358	1.387	2,219	\$225.20	00018	5.0180
\$491,860	\$61,837	\$413,163	\$312,290	1.323	2,026	\$203.93	00018	1.3554
<b>\$2,280,310</b>		<b>\$1,955,660</b>	<b>\$1,471,365</b>			<b>\$193.05</b>		<b>0.7419</b>
				E.C.F. =>	1.329	Std. Deviation=>	0.10324348	
				Ave. E.C.F. =>	1.337	Ave. Variance=>	7.9747	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STORY	\$38,100	NORTHLAKE FARMS & DOWNS	401	60
1 STORY	\$50,015	NORTHLAKE FARMS & DOWNS	401	67
1.75 STORY	\$50,010	NORTHLAKE FARMS & DOWNS	401	67
1 STORY	\$50,275	NORTHLAKE FARMS & DOWNS	401	71
2 STORY	\$56,250	NORTHLAKE FARMS & DOWNS	401	74

5.966534778

North Lake Down & Farms Land Analysis

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Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$312,621	\$70,479	\$38,100	0.76	0.76	\$92,492	\$2.12	00018	5525/0600
\$471,498	\$18,517	\$50,015	1.00	1.00	\$18,462	\$0.42	00018	5534/0050
\$419,504	\$30,406	\$50,010	1.00	1.00	\$30,345	\$0.70	00018	5541/0076
\$529,191	\$71,084	\$50,275	1.06	1.06	\$67,378	\$1.55	00018	5559/0527
\$476,870	\$54,380	\$56,250	2.25	2.25	\$24,169	\$0.55	00018	5553/0891
<b>\$2,209,684</b>	<b>\$244,866</b>	<b>\$244,650</b>	<b>6.07</b>	<b>6.07</b>	<b>Average</b>	<b>Average</b>		
			per Net Acre=>	40,327.08	per SqFt=>	\$0.93		

Land/Trable	Class
NORTHLAKE FARMS & DOWNS	401
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