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Huron Creek ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asq/Adj. Sale
D-04-23-400-011	9645 ALICE HILL	08/20/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$202,800	53.37
D-04-23-402-017	6320 HURON CREEK CT	03/11/25	\$553,000	WD	03-ARM'S LENGTH	\$553,000	\$249,400	45.10
D-04-23-402-022	6327 HURON CREEK CT	10/22/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$254,800	42.82
Totals:			\$1,528,000			\$1,528,000		
							Sale. Ratio =>	46.27
							Std. Dev. =>	5.55

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$423,187	\$85,680	\$294,320	\$264,711	1.112	1,496	\$196.74	00023	21.5756
\$513,294	\$88,668	\$464,332	\$333,040	1.394	2,176	\$213.39	00023	6.6614
\$525,188	\$84,000	\$511,000	\$346,030	1.477	2,408	\$212.21	00023	14.9142
\$1,461,669		\$1,269,652	\$943,781			\$207.45		1.7673
				E.C.F. =>	1.345	Std. Deviation=>	0.1913527	
				Ave. E.C.F. =>	1.328	Ave. Variance=>	14.3838	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dep.
1 STORY	\$85,680	HURONCREEK	401	64
2 STORY	\$86,890	HURONCREEK	401	69
2 STORY	\$84,000	HURONCREEK	401	66

10.8343371

Huron Creek Land Analysis

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D-04-23-402-022	6327 HURON CREEK CT	10/22/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$254,800	42.82
Totals:			\$1,528,000			\$1,528,000	\$707,000	
							Sale. Ratio =>	46.27
							Std. Dev. =>	5.55

Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$415,687	\$42,493	\$78,180	192.0	299.0	1.32	1.32	\$221	\$32,241	\$0.74
\$505,794	\$126,596	\$79,390	156.3	393.0	1.44	1.44	\$810	\$87,975	\$2.02
\$517,688	\$153,812	\$76,500	150.0	334.0	1.15	1.15	\$1,025	\$133,750	\$3.07
\$1,439,169	\$322,901	\$234,070	498.3		3.91	3.91			
Average					Average			Average	
per FF=>			\$648		per Net Acre=>	82,646.79		per SqFt=>	\$1.90

Actual Front	ECF Area	Libel/Page	Land Table	Class
192.00	00023	5563/0845	HURONCREEK	401
150.00	00023	5582/0677	HURONCREEK	401
150.00	00023	5570/0981	HURONCREEK	401

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