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Noah Oaks ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-08-230-001	8609 HANKERD RD	07/19/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$110,600	38.14
D-04-08-230-010	13340 RAINBOW DR	06/18/24	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$172,000	36.60
D-04-08-255-010	13238 NOAH CT	10/03/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$108,500	33.38
Totals:			\$1,085,000			\$1,085,000	\$391,100	
							Sale. Ratio =>	36.05
							Std. Dev. =>	2.42

Cur-Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$299,279	\$87,887	\$202,113	\$171,029	1.182	1,248	\$161.95	00024	23.2456
\$378,067	\$87,475	\$382,525	\$235,107	1.627	1,858	\$205.88	00024	21.2824
\$293,161	\$94,242	\$230,758	\$160,938	1.434	1,092	\$211.32	00024	1.9632
\$970,507		\$815,396	\$567,074			\$193.05		2.3699
				E.C.F. =>	1.438	Std. Deviation=>		0.22328845
				Ave. E.C.F. =>	1.414	Ave. Variance=>		15.4971 Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STORY	\$87,250	NOAH/OAKS	401	70
1 STORY	\$85,326	NOAH/OAKS	401	55
1 STORY	\$89,576	NOAH/OAKS	401	60

10.95817863

Noah Oaks Land Analysis

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D-04-08-230-001	8609 HANKERD RD	07/19/23	\$290,000	WD	03-ARMS LENGTH	\$290,000	\$110,600	38.14
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							Sale. Ratio =>	36.05
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Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$333,827	\$43,423	\$87,250	174.5	261.0	1.00	1.00	\$249	\$43,641	\$1.00
\$425,559	\$129,767	\$85,326	170.7	262.0	1.04	1.04	\$760	\$125,379	\$2.88
\$325,671	\$88,905	\$89,576	179.2	279.0	1.17	1.17	\$496	\$75,858	\$1.74
\$1,085,057	\$262,095	\$262,152	524.3		3.20	3.20			
Average					Average			Average	
per FF=>			\$500		per Net Acre=>	81,853.53		per SqFt=>	\$1.88

Actual/Front	ECF Area	Libel/Page	Land Table	Class	Rate Group 1
203.00	00024	5527/0545	NOAH/OAKS	401	NOAH
174.00	00024	5557/0733	NOAH/OAKS	401	NOAH
164.00	00024	5534/0812	NOAH/OAKS	401	NOAH