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Westlake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-03-207-007	9311 ANNE DR	08/29/23	\$520,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$520,000	\$154,500
D-04-03-225-008	9455 ANNE DR	11/17/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$136,400
D-04-30-200-024	14185 ISLAND LAKE RD	08/26/22	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$203,200
<b>Totals:</b>			<b>\$1,315,000</b>			<b>\$1,315,000</b>	<b>\$494,100</b>

Sale. Ratio =>

Std. Dev. =>

Due to having only 1 improved sale in West Lake ECF neighborhood, sales from Silver Lake were included to develop 2025 ECF. ECF of 1.763 was utilized for the 2026 year.

Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area
29.71	\$494,484	\$133,802	\$386,198	\$177,480	2.176	1,368	\$282.31	00025
56.83	\$326,152	\$121,058	\$118,942	\$114,450	1.039	1,185	\$100.37	00025
36.61	\$511,638	\$150,000	\$405,000	\$224,192	1.806	1,562	\$259.28	00030
	\$1,332,274		\$910,140	\$516,122			\$213.99	
37.57				E.C.F. =>	1.763		Std. Deviation=>	0.57985773
14.10				Ave. E.C.F. =>	1.674		Ave. Variance=>	42.3110

Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Dept.
50.2091	2 STORY	\$132,994	D-04-03-206-025	SILVERLAKE	401	64
63.4664	1.25 STORY	\$121,058		SILVERLAKE	401	65
13.2574	BI-LEVEL	\$150,000		WESTLAKE	401	70
<b>8.9506</b>						

Coefficient of Var=> 25.27664872

Westlake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-30-100-010	13505 ISLAND LAKE RD	02/25/25	\$200,000	WD	03-ARMY'S LENGTH	\$200,000	\$67,800	33.90	
<b>Totals:</b>			<b>\$200,000</b>			<b>\$200,000</b>	<b>\$67,800</b>	<b>33.90</b>	
								<b>Sale. Ratio =&gt;</b>	<b>33.90</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>

Cur Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page	Land Table
\$160,500	\$200,000	\$160,500	8.26	8.26	\$24,213	\$0.56	00030	5581/0367	WESTLAKE
\$160,500	\$200,000	\$160,500	8.26	8.26	Average	Average			
					per FF=>	per Net Acre=>	24,213.08	per SqFt=>	\$0.56

Class  
401

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