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Haltmoon & Blind Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-06-205-006	9621 LAKEVIEW DR	06/22/23	\$426,500	WD	03-ARM'S LENGTH	\$426,500	\$172,500
D-04-06-289-005	9245 LAKEVIEW DR	12/02/24	\$775,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$775,000	\$326,800
D-04-06-355-004	14280 EDGEWATER DR	08/30/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$186,400
D-04-06-355-021	14468 EDGEWATER DR	12/27/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$199,600
D-04-07-102-009	13752 EDGEWATER DR	04/10/24	\$657,400	WD	03-ARM'S LENGTH	\$657,400	\$279,200
D-04-07-103-015	13710 RIDGEMONT	07/18/24	\$575,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$575,000	\$374,800
Totals:						\$3,388,900	\$1,539,300

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area
40.45	\$505,351	\$177,830	\$248,670	\$180,353	1.379	1,536	\$161.89	00035
42.17	\$887,761	\$337,081	\$437,919	\$203,521	2.152	2,150	\$203.68	00035
46.02	\$423,873	\$181,081	\$223,919	\$133,696	1.675	1,282	\$174.66	00035
36.29	\$433,697	\$177,828	\$372,172	\$140,897	2.641	1,624	\$229.17	00035
42.47	\$604,965	\$279,779	\$377,621	\$179,067	2.109	1,480	\$255.15	00035
65.18	\$1,012,132	\$258,318	\$316,682	\$302,184	1.048	2,288	\$138.41	00035
	\$3,867,779		\$1,976,983	\$1,139,718			\$193.83	
45.42				E.C.F. =>	1.735		Std. Deviation=>	0.579451
10.18				Ave. E.C.F. =>	1.834		Ave. Variance=>	46.6729

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.
45.5136	2 STORY	\$177,678		HALFMOON/BLIND	401	89
31.7782	1.75 STORY	\$336,743	D-04-06-289-006, D-04-06-289-010	HALFMOON/BLIND	401	65
15.9096	1 STORY	\$180,519		HALFMOON/BLIND	401	60
80.7514	2 STORY	\$176,785		HALFMOON/BLIND	401	60
27.4890	1 STORY	\$267,516		HALFMOON/BLIND	401	60
78.5955	2 STORY	\$252,979	D-04-07-102-016	HALFMOON/BLIND	401	67

9.9308

Coefficient of Var=> 25.44962534

Halfmoon Blind Lake Land Analysis

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D-04-06-205-006	9621 LAKEVIEW DR	06/22/23	\$426,500	WD	03-ARM'S LENGTH	\$426,500	\$172,500
D-04-06-289-005	9245 LAKEVIEW DR	12/02/24	\$775,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$775,000	\$326,800
D-04-06-355-004	14280 EDGEWATER DR	08/30/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$186,400
D-04-06-355-021	14468 EDGEWATER DR	12/27/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$199,600
D-04-06-355-025	14486 EDGEWATER DR	09/10/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$106,300
D-04-07-102-009	13752 EDGEWATER DR	04/10/24	\$657,400	WD	03-ARM'S LENGTH	\$657,400	\$279,200
Totals:						\$3,078,900	\$1,270,800

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF
40.45	\$490,742	\$113,436	\$177,678	50.8	136.0	0.15	0.15	\$2,235
42.17	\$875,609	\$421,553	\$336,743	123.7	247.0	0.26	0.09	\$3,407
46.02	\$413,044	\$172,475	\$180,519	51.6	123.0	0.14	0.14	\$3,344
36.29	\$422,284	\$304,501	\$176,785	50.5	107.0	0.12	0.12	\$6,029
40.11	\$240,009	\$265,000	\$240,009	68.6	81.5	0.19	0.19	\$3,864
42.47	\$590,460	\$334,456	\$267,516	76.4	168.0	0.39	0.39	\$4,376
41.27	\$3,032,148	\$1,611,421	\$1,379,250	421.6	Average	1.24	1.08	
3.21				\$3,822	Average	per Net Acre=>	1,298,485.90	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Other Parcels in Sale	Land Table	Class
\$771,673	\$17.72	47.00	00035	5524/0968		HALFMOON/BLIND	401
\$1,640,284	\$37.66	129.00	00035	5572/0946	D-04-06-289-006, D-04-06-289-010	HALFMOON/BLIND	401
\$1,223,227	\$28.08	50.00	00035	5531/0260		HALFMOON/BLIND	401
\$2,475,618	\$56.83	50.00	00035	5575/0524		HALFMOON/BLIND	401
\$1,417,112	\$32.53	100.00	00035	5564/0942		HALFMOON/BLIND	402
\$866,466	\$19.89	100.00	00035	5550/0448		HALFMOON/BLIND	401
Average							
per SqFt=>						\$29.81	

Rate Group 1

A FRONTAGE

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