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Half Moon Blind Lake Non Lakelfront ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale
D-04-06-362-006	8750 PARKVIEW	05/19/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$110,700	42.58
D-04-06-461-010	14091 EDGEWATER DR	12/20/24	\$334,300	SD	03-ARM'S LENGTH	\$334,300	\$129,800	38.83
D-04-06-461-011	8750 BEECHWOOD	04/06/23	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$131,200	43.44
Totals:			\$896,300			\$896,300	\$371,700	
							Sale. Ratio =>	41.47
							Std. Dev. =>	2.45

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost/Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$274,141	\$64,402	\$195,598	\$137,624	1.421	1,344	\$145.53	00036	4.7911
\$308,046	\$47,439	\$286,861	\$171,002	1.678	1,280	\$224.11	00036	20.8371
\$340,129	\$70,233	\$231,767	\$177,097	1.309	1,148	\$201.89	00036	16.0460
\$922,316		\$714,226	\$485,723			\$190.51		0.1279
				E.C.F. =>	1.470	Std. Deviation=>		0.18902522
				Ave. E.C.F. =>	1.469	Ave. Variance=>		13.8914
								Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dep.
1 STORY	\$63,895	HALEMOON/BLIND NON-LF	401	60
1 STORY	\$47,439	HALEMOON/BLIND NON-LF	401	60
1 STORY	\$69,596	HALEMOON/BLIND NON-LF	401	74

9.455316043

Halfmoon Blind Non Lakefront Land Analysis

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D-04-06-461-011	8750 BEECHWOOD	04/06/23	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$131,200	43.44
D-04-07-103-009	EDGEWATER DR	04/04/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$37,400	22.67

Totals: \$1,061,300

\$1,061,300

\$409,100

Sale. Ratio =>

38.55

Std. Dev. =>

9.68

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/HF	Dollars/Acre	Dollars/SqFt	
\$266,709	\$57,186	\$63,895	267.1	214.0	0.98	0.98	\$214	\$58,175	\$1.34	
\$298,812	\$82,927	\$47,439	67.8	120.0	0.19	0.19	\$1,224	\$427,459	\$9.81	
\$330,566	\$41,030	\$69,596	99.4	125.0	0.36	0.36	\$413	\$113,030	\$2.59	
\$87,366	\$157,417	\$79,783	114.0	120.0	0.41	0.41	\$1,381	\$381,155	\$8.75	
\$983,453	\$338,560	\$260,713	548.3		1.95	1.95				
Average			Average			Average			Average	
per FF=>			\$618	per Net Acre=>			173,353.81	per SqFt=>		\$3.98

Actual Front	ECF Area	Libel/Page	Land Table	Class	Rate Group 1
200.00	00036	5521/0705	HALFMOON/BLIND NON-LF	401	NON LAKE
84.00	00036	5575/0257	HALFMOON/BLIND NON-LF	401	NON LAKE
112.00	00036	5517/0217	HALFMOON/BLIND NON-LF	401	NON LAKE
150.00	00036	5549/0963	HALFMOON/BLIND NON-LF	401	NON LAKE