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North Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ascd. when Sold	Ascd/Adj. Sale
D-04-17-200-003	13436 NORTH LAKE RD	07/21/23	\$897,000	WD	03-ARMS LENGTH	\$897,000	\$274,700	30.62
D-04-18-132-018	13945 SAUER DR	09/16/24	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$125,100	33.36
D-04-18-385-003	7245 LAKE SHORE DR	10/10/24	\$825,000	WD	03-ARMS LENGTH	\$825,000	\$213,700	25.90
Totals:			\$2,097,000			\$2,097,000	\$613,500	
							Sale. Ratio =>	29.26
							Std. Dev. =>	3.77

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost/Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$846,885	\$158,601	\$738,399	\$404,873	1.824	2,522	\$292.78	00040	162.9889
\$288,934	\$179,300	\$195,700	\$54,817	3.570	768	\$254.82	00040	11.6392
\$525,291	\$323,274	\$501,726	\$101,009	4.967	1,284	\$390.75	00040	151.3497
\$1,661,110		\$1,435,825	\$560,698			\$312.78		89.2889
				E.C.F. =>	2.561	Std. Deviation=>		1.574922222
				Ave. E.C.F. =>	3.454	Ave. Variance=>		108.6593
						Coefficient of Var=>		

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$158,601	NORTHLAKE	401	92
1 STORY	\$179,300	NORTHLAKE	401	45
1 STORY	\$323,274	NORTHLAKE	401	55

31.46198534

North Lake Land Analysis

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Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$815,165	\$208,716	\$126,881	63.4	145.0	0.23	0.23	\$3,290	\$899,638	\$20.65
\$271,004	\$265,366	\$161,370	35.9	105.0	0.08	0.08	\$7,400	\$3,276,123	\$75.21
\$417,533	\$622,983	\$215,516	107.8	136.0	0.44	0.44	\$5,781	\$1,425,590	\$32.73
\$1,503,702	\$1,097,065	\$503,767	207.1		0.75	0.75			
Average					Average			Average	
per FF=>			\$5,298		per Net Acre=>	1,462,753.33		per SqFt=>	\$33.58

Actual Front	ECF Area	Libel/Page	Land Table	Class	Rate Group 1
65.30	00040	5528/0018	NORTHLAKE	401	B:FRT/CANAL
35.00	00040	5565/0400	NORTHLAKE	401	A:FRONTAGE
140.00	00040	5567/0822	NORTHLAKE	401	E:FRONTAGE