

29

North Lake Non Lake Front ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-18-210-004	7906 STONEHEDGE VALLEY	07/12/23	\$606,100	WD	03-ARM'S LENGTH	\$606,100	\$226,400
D-04-18-463-030	13960 NORTH TERRITORIAL RD	06/15/23	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$50,400
D-04-18-467-006	6868 EASTBOURNE DR	09/15/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$121,300
D-04-19-131-005	6472 LOMBARDY DR	07/07/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$209,300
D-04-19-132-011	6441 LOMBARDY DR	06/05/23	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$123,100
D-04-19-132-012	6525 LOMBARDY DR	04/30/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$151,900
<b>Totals:</b>			<b>\$2,195,000</b>			<b>\$2,195,000</b>	<b>\$882,400</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area
37.35	\$631,873	\$126,337	\$479,763	\$359,556	1.334	2,763	\$173.64	00041
31.70	\$157,413	\$47,217	\$111,783	\$79,092	1.413	592	\$188.82	00041
34.17	\$371,927	\$86,638	\$268,362	\$202,908	1.323	1,628	\$164.84	00041
53.67	\$508,860	\$101,019	\$288,981	\$290,072	0.996	2,064	\$140.01	00041
36.22	\$294,626	\$58,329	\$281,571	\$168,063	1.675	1,428	\$197.18	00041
44.03	\$331,605	\$63,150	\$281,850	\$190,935	1.476	1,250	\$225.48	00041
	<b>\$2,296,304</b>		<b>\$1,712,310</b>	<b>\$1,290,627</b>			<b>\$181.66</b>	
40.20				E.C.F. =>	1.327		Std. Deviation=>	0.22343945
8.07				Ave. E.C.F. =>	1.370		Ave. Variance=>	15.1956

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
3.5349	2 STORY	\$126,337	NORTHLAKE NON-LF	401	74
4.3666	1 STORY	\$47,217	NORTHLAKE NON-LF	401	83
4.7091	BI-LEVEL	\$85,124	NORTHLAKE NON-LF	401	83
37.3430	1 STORY	\$100,247	NORTHLAKE NON-LF	401	65
30.5718	1 STORY	\$58,329	NORTHLAKE NON-LF	401	55
10.6486	1 STORY	\$63,150	NORTHLAKE NON-LF	401	60
<b>4.2941</b>					

Coefficient of Var=> 11.09439182

North Lake Non Lake Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-18-437-017	ABERDEEN	07/07/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$16,100
D-04-18-463-030	13960 NORTH TERRITORIAL RD	06/15/23	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$50,400
		<b>Totals:</b>	<b>\$189,000</b>			<b>\$189,000</b>	<b>\$66,500</b>
							Sale. Ratio =>
							Std. Dev. =>

Golf Course

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-18-467-006	6868 EASTBOURNE DR	09/15/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$121,300
D-04-19-132-011	6441 LOMBARDY DR	06/05/23	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$123,100
D-04-19-132-012	6525 LOMBARDY DR	04/30/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$151,900
		<b>Totals:</b>	<b>\$1,039,900</b>			<b>\$1,039,900</b>	<b>\$396,300</b>
							Sale. Ratio =>
							Std. Dev. =>

Stone Hedge

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-18-210-004	7906 STONEHEDGE VALLEY	07/12/23	\$606,100	WD	03-ARM'S LENGTH	\$606,100	\$226,400
		<b>Totals:</b>	<b>\$606,100</b>			<b>\$606,100</b>	<b>\$226,400</b>
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
53.67	\$34,312	\$30,000	\$34,312	42.9	113.0	0.11	0.11	\$699	\$265,487
31.70	\$164,158	\$48,804	\$53,962	67.5	114.0	0.21	0.21	\$724	\$233,512
	<b>\$198,470</b>	<b>\$78,804</b>	<b>\$88,274</b>	<b>110.3</b>		<b>0.32</b>	<b>0.32</b>		
<b>35.19</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>
<b>15.53</b>			<b>per FF=&gt;</b>	<b>\$714</b>		<b>per Net Acre=&gt;</b>	<b>244,732.92</b>		<b>per SqFt=&gt;</b>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
34.17	\$353,686	\$68,197	\$66,883	121.6	131.0	0.48	0.48	\$561	\$141,782
36.22	\$282,127	\$103,603	\$45,830	83.3	113.0	0.25	0.25	\$1,243	\$407,886
44.03	\$318,073	\$76,545	\$49,618	90.2	111.0	0.31	0.31	\$848	\$250,147
	<b>\$953,886</b>	<b>\$248,345</b>	<b>\$162,331</b>	<b>295.1</b>		<b>1.04</b>	<b>1.04</b>		
<b>38.11</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>
<b>5.20</b>			<b>per FF=&gt;</b>	<b>\$841</b>		<b>per Net Acre=&gt;</b>	<b>238,563.88</b>		<b>per SqFt=&gt;</b>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
37.35	\$663,457	\$100,564	\$157,921	315.8	460.0	1.96	1.96	\$318	\$51,334
	<b>\$663,457</b>	<b>\$100,564</b>	<b>\$157,921</b>	<b>315.8</b>		<b>1.96</b>	<b>1.96</b>		
<b>37.35</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>
<b>#DIV/0!</b>			<b>per FF=&gt;</b>	<b>\$318</b>		<b>per Net Acre=&gt;</b>	<b>51,334.35</b>		<b>per SqFt=&gt;</b>

Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Land Table	Class	Rate Group 1
\$6.09	45.00	00041	5526/0321	NORTHLAKE NON-LF	402	NORTHLK NON FR
\$5.36	80.00	00041	5524/0597	NORTHLAKE NON-LF	401	NORTHLK NON FR

\$5.62

Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Land Table	Class	Rate Group 1
\$3.25	160.00	00041	5532/0975	NORTHLAKE NON-LF	401	GOLF COURSE
\$9.36	124.00	00041	5522/0900	NORTHLAKE NON-LF	401	GOLF COURSE
\$5.74	120.00	00041	5552/0822	NORTHLAKE NON-LF	401	GOLF COURSE

\$5.48

Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Land Table	Class	Rate Group 1
\$1.18	326.00	00041	5527/0211	NORTHLAKE NON-LF	401	STONE HEDGE

\$1.18