

2A

Meadowridge ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold
D-04-23-105-004	6458 MEADOW RIDGE COURT	08/15/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$183,800
D-04-23-105-020	6474 MEADOW CREEK DRIVE	12/23/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$213,900
D-04-23-105-026	6446 MEADOW CREEK DRIVE	05/23/25	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$343,100
Totals:						\$1,775,000	\$740,800

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area
29.17	\$626,116	\$81,428	\$548,572	\$505,746	1.085	2,678	\$204.84	00075
41.13	\$629,620	\$77,100	\$442,900	\$513,018	0.863	3,508	\$126.25	00075
54.90	\$697,929	\$70,600	\$554,400	\$582,478	0.952	3,603	\$153.87	00075
	\$1,953,665		\$1,545,872	\$1,601,241			\$161.66	
41.74				E.C.F. =>	0.965		Std. Deviation=>	0.1114184
12.87				Ave. E.C.F. =>	0.967		Ave. Variance=>	7.8720

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Dept.
11.8080	2 STORY	\$77,900	MEADOWRIDGE	401	82
10.3276	2 STORY	\$77,100	MEADOWRIDGE	401	79
1.4804	2 STORY	\$70,600	MEADOWRIDGE	401	80
0.1178					

Coefficient of Var=> 8.144039778

Meadowridge Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-23-105-004	6458 MEADOW RIDGE COURT	08/15/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$183,800
D-04-23-105-026	6446 MEADOW CREEK DRIVE	05/23/25	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$343,100
D-04-23-105-032	6455 MEADOW CREEK DR	02/15/24	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$45,200
D-04-23-105-033	6457 MEADOW CREEK DR	02/15/24	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$93,400
Totals:			\$1,635,000			\$1,635,000	\$665,500

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
29.17	\$626,116	\$81,784	\$77,900	1.29	1.29	\$63,398	\$1.46	00075
54.90	\$632,691	\$62,909	\$70,600	1.28	1.28	\$49,148	\$1.13	00075
39.65	\$182,320	\$114,000	\$182,320	10.58	10.58	\$10,775	\$0.25	00075
35.11	\$325,000	\$266,000	\$325,000	30.00	30.00	\$8,867	\$0.20	00075
40.70	\$1,766,127	\$524,693	\$655,820	43.15	43.15	Average	Average	
11.00			Average	Average	Average	Average	Average	
			per FF=>	per Net Acre=>	12,159.75	per SqFt=>		\$0.28

Liber/Page	Land Table	Class
5494/0989	MEADOWRIDGE	401
5592/0086	MEADOWRIDGE	401
5545/0240	MEADOWRIDGE	402
5545/0241	MEADOWRIDGE	402
