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Riker 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
Totals:			\$2,195,000			\$2,195,000	\$882,400

Sale. Ratio =>

Std. Dev. =>

Due to no sales in the Riker ECF Neighborhood, the sales from the North Lake Non Lake Front were utilized to develop the 2026 ECF for Riker. 1.327 ECF for 2026.

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
	\$2,296,304		\$1,712,310	\$1,290,627			\$181.66	
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
4.2941					

Coefficient of Var=> 11.09439182