

6

Stoneyfield ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-36-380-002	9077 STONEYFIELD CT	10/25/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$156,800	37.78
D-04-36-380-006	9221 STONEYFIELD CT	09/21/23	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$224,400	32.76
D-04-36-385-005	3029 FIELDSTONE DRIVE	04/14/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$267,700	47.80
D-04-36-385-007	3051 FIELDSTONE DRIVE	12/04/24	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$298,000	47.30
D-04-36-385-012	3121 FIELDSTONE DRIVE	05/19/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$270,400	46.62
D-04-36-400-028	8695 E STONEYFIELD DR	08/31/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$209,500	35.81
D-04-36-410-015	8961 STARFIELD CT	05/22/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$179,100	33.17
D-04-36-410-022	8791 E STONEYFIELD DR	06/17/24	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$307,100	51.19
<b>Totals:</b>			<b>\$4,594,900</b>			<b>\$4,594,900</b>	<b>\$1,913,000</b>	<b>41.63</b>

Sale. Ratio => 41.63  
 Std. Dev. => 7.42

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$354,366	\$76,265	\$338,735	\$189,571	1.787	1,586	\$213.58	00007	31.3446
\$566,097	\$76,505	\$608,495	\$333,737	1.823	3,108	\$195.78	00007	34.9875
\$697,337	\$77,980	\$482,020	\$422,193	1.142	3,083	\$156.35	00007	33.1697
\$695,268	\$75,010	\$554,990	\$422,807	1.313	2,761	\$201.01	00007	16.0771
\$693,736	\$75,055	\$504,945	\$421,732	1.197	3,200	\$157.80	00007	27.6090
\$532,725	\$75,750	\$509,250	\$311,503	1.635	2,490	\$204.52	00007	16.1413
\$480,392	\$75,000	\$465,000	\$276,341	1.683	2,215	\$209.93	00007	20.9302
\$711,136	\$81,268	\$518,632	\$429,358	1.208	2,180	\$237.90	00007	26.5478
<b>\$4,731,057</b>		<b>\$3,982,067</b>	<b>\$2,807,242</b>			<b>\$197.11</b>		
			E.C.F. =>	1.418		Std. Deviation=>	0.286131	
			Ave. E.C.F. =>	1.473		Ave. Variance=>	25.8509	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
1 STORY	\$76,265	STONEFIELD	401	57
2 STORY	\$76,505	STONEFIELD	401	65
2 STORY	\$75,075	STONEFIELD	407	83
2 STORY	\$75,010	STONEFIELD	407	89
2 STORY	\$75,055	STONEFIELD	407	82
2 STORY	\$75,750	STONEFIELD	401	75
2 STORY	\$75,000	STONEFIELD	407	73
1 STORY	\$75,200	STONEFIELD	407	72

17.54503145

Stoneyfield Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-36-380-002	9077 STONEYFIELD CT	10/25/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$156,800	37.78
D-04-36-380-006	9221 STONEYFIELD CT	09/21/23	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$224,400	32.76
D-04-36-400-028	8695 E STONEYFIELD DR	08/31/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$209,500	35.81
D-04-36-410-015	8961 STARFIELD CT	05/22/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$179,100	33.17

Totals: \$2,225,000

\$2,225,000

\$769,800

Sale. Ratio => 34.60  
 Std. Dev. => 2.36

Cur Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$359,366	\$136,899	\$81,265	2.51	1.25	\$54,628	\$1.25	00007	5570/0112
\$571,097	\$195,408	\$81,505	3.30	2.30	\$59,197	\$1.36	00007	5533/0488
\$537,725	\$128,025	\$80,750	1.15	1.15	\$111,326	\$2.56	00007	5531/0440
\$485,392	\$134,608	\$80,000	1.00	1.00	\$134,608	\$3.09	00007	5521/0552
\$1,953,580	\$594,940	\$323,520	7.96	5.70				
			Average		Average			
			per Net Acre=>	74,769.39	per SqFt=>	\$1.72		

**Land Table Class**

STONEFIELD 401

STONEFIELD 401

STONEFIELD 401

STONEFIELD 407

---