

9

Hidden Lake Sub ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-25-331-004	9474 HIDDEN LAKE CIRCLE	11/05/24	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$289,000	57.23
D-04-25-332-006	9465 HIDDEN LAKE CIRCLE	06/26/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$158,400	33.35
D-04-26-490-006	9423 HIDDEN LAKE CT	04/21/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$207,800	40.35
D-04-26-490-007	9419 HIDDEN LAKE CT	06/01/23	\$573,750	WD	03-ARM'S LENGTH	\$573,750	\$263,000	45.84

Totals: \$2,068,750

\$2,068,750

\$918,200

Sale. Ratio =>

44.38

Std. Dev. =>

10.08

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$634,371	\$65,000	\$440,000	\$362,657	1.213	2,470	\$178.14	00010	29.5253
\$399,633	\$65,000	\$410,000	\$213,142	1.924	1,812	\$226.27	00010	41.5079
\$516,533	\$80,250	\$434,750	\$277,887	1.564	2,434	\$178.62	00010	5.5962
\$661,074	\$83,250	\$490,500	\$368,041	1.333	3,482	\$140.87	00010	17.5788
\$2,211,611		\$1,775,250	\$1,221,727			\$180.97		5.5455
			E.C.F. =>	1.453		Std. Deviation=>	0.312782	
			Ave. E.C.F. =>	1.509		Ave. Variance=>	23.5520	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
2 STORY	\$65,000	HIDDEN LAKE SUB	401	72
2 STORY	\$65,000	HIDDEN LAKE SUB	401	63
BI-LEVEL	\$80,250	HIDDEN LAKE SUB	401	63
2 STORY	\$83,250	HIDDEN LAKE SUB	401	66

15.61267138

Hidden Lake Sub Land Analysis

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D-04-25-332-006	9465 HIDDEN LAKE CIRCLE	06/26/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$158,400	33.35	
D-04-26-490-006	9423 HIDDEN LAKE CT	04/21/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$207,800	40.35	
Totals:			\$990,000			\$990,000	\$366,200		
								Sale. Ratio =>	36.99
								Std. Dev. =>	4.95

Land Table Class

HIDDEN LAKE SUB 401

HIDDEN LAKE SUB 401
