

ECF 415 R-CURB B & A 2023 4-1-20 TO 3-31-22

Street Address	Sale Date	Sold Price	Instr.	Terms of Sale	Ad. Sale \$	Asd. when Sold	Asd/Adj. Sale	Corr. Appraisal	Land & Yard	Bldg. Residual	Cost/M <sup>2</sup> 's	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Es.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
3446 SHERWOOD LN	11/02/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$483,350	48.15	\$397,205	\$54,949	\$18,051	\$517,626	0.699	2,947	\$166.95	415	4.0649	MULTI-STY		\$46,440	No	/ /		R-CURB B&A	401	35
3435 HIGHLAND DR	07/02/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$86,800	33.38	\$205,082	\$62,180	\$197,820	\$227,589	0.889	2,038	\$97.07	415	23.9429	RANCH		\$47,012	No	/ /		R-CURB B&A	401	47
3467 HIGHLAND DR	10/29/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$116,900	32.47	\$277,004	\$54,098	\$305,902	\$347,206	0.881	2,282	\$134.05	415	23.1745	RANCH		\$49,058	No	/ /		R-CURB B&A	401	65
3479 HIGHLAND DR	08/21/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$103,850	23.95	\$136,946	\$57,723	\$242,277	\$213,463	0.773	2,191	\$88.71	415	11.3610	MULTI-STY		\$36,154	No	/ /		R-CURB B&A	401	58
3491 HIGHLAND DR	09/17/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$90,750	43.21	\$217,411	\$46,529	\$163,471	\$266,171	0.614	2,434	\$67.16	415	3.5138	RANCH		\$41,867	No	/ /		R-CURB B&A	401	53
3499 HIGHLAND DR	03/29/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$136,450	42.64	\$333,978	\$48,610	\$271,390	\$444,498	0.611	4,170	\$65.08	415	3.8742	MULTI-STY		\$38,588	No	/ /		R-CURB B&A	401	67
3012 NICOLET PL	08/05/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$79,300	51.16	\$194,255	\$53,803	\$103,197	\$218,773	0.463	1,831	\$55.27	415	18.6718	RANCH		\$29,795	No	/ /		R-CURB B&A	401	60
3029 NICOLET PL	10/16/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$92,200	42.29	\$224,703	\$44,408	\$173,992	\$280,833	0.618	2,601	\$66.74	415	3.1164	MULTI-STY		\$39,348	No	/ /		R-CURB B&A	401	62
3108 KINDLEWOOD LN	07/09/20	\$247,968	WD	03-ARM'S LENGTH	\$247,968	\$92,000	37.10	\$227,130	\$43,237	\$204,731	\$286,438	0.715	2,067	\$99.05	415	6.5454	RANCH	RES 1 FAMILY	\$38,407	No	/ /		R-CURB B&A	401	70
<b>Totals:</b>		<b>\$2,440,968</b>			<b>\$2,440,968</b>	<b>\$959,600</b>	<b>39.31</b>	<b>\$2,925,794</b>		<b>\$1,975,431</b>	<b>\$2,897,597</b>		<b>\$86.67</b>		<b>1.4398</b>										
							<b>Sale. Ratio =&gt;</b>				<b>E.C.F. =&gt;</b>	<b>0.682</b>			<b>Std. Deviation=&gt;</b>	<b>0.270995466</b>									
							<b>Std. Dev. =&gt;</b>	<b>0.22</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.649</b>			<b>Ave. Variance=&gt;</b>	<b>18.4954</b>	<b>Coefficient of Var=&gt;</b>	<b>28.48535485</b>							

USED 0.682 FOR 2023