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Commercial Telegraph & Will Carleton ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
01 070 001 00	13035 TELEGRAPH RD	06/28/23	\$249,000	LC	03-ARM'S LENGTH	\$249,000	\$74,200	29.80	
01 070 029 10	13636 TELEGRAPH RD	04/28/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,600	49.44	
Totals:			\$499,000			\$499,000	\$197,800		
								Sale. Ratio =>	39.64
								Std. Dev. =>	13.89

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$168,229	\$46,650	\$202,350	\$155,871	1.298	2,800	\$72.27	00065	33.5985
\$294,620	\$68,295	\$181,705	\$290,160	0.626	6,400	\$28.39	00065	33.5985
\$462,849		\$384,055	\$446,031			\$50.33		10.1157
		E.C.F. =>		0.861	Std. Deviation=>		0.47515457	
		Ave. E.C.F. =>		0.962	Ave. Variance=>		33.5985 Coefficient of Var=>	

Land Value	Land Table	Property Class
\$29,340	065 COM.TEL/CAR-ROCK/WILL CAR	201
\$59,715	065 COM.TEL/CAR-ROCK/WILL CAR	201

Commercial Telegraph & Will Carleton Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
01 013 007 00	12960 TELEGRAPH RD	07/25/22	\$170,000	LC	03-ARM'S LENGTH	\$170,000	\$43,000	25.29	
01 013 026 20	TELEGRAPH RD	11/11/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$30,200	50.33	
01 023 040 70	11639 TELEGRAPH RD	03/17/24	\$50,000	QC	03-ARM'S LENGTH	\$50,000	\$22,200	44.40	
01 070 001 00	13035 TELEGRAPH RD	06/28/23	\$249,000	LC	03-ARM'S LENGTH	\$249,000	\$74,200	29.80	
01 070 029 10	13636 TELEGRAPH RD	04/28/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,600	49.44	
Totals:			\$779,000			\$779,000	\$293,200		
								Sale. Ratio =>	37.64
								Std. Dev. =>	11.57

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$93,382	\$130,048	\$53,430	3.25	3.25	\$40,015	\$0.92	00065	2022R15745
\$59,042	\$60,000	\$59,042	4.09	4.09	\$14,670	\$0.34	00065	2022R22266
\$44,370	\$50,000	\$44,370	1.89	1.89	\$26,427	\$0.61	00065	2024R03700
\$164,969	\$110,111	\$26,080	0.75	0.75	\$146,424	\$3.36	00065	2023R10290
\$293,252	\$15,095	\$58,347	4.14	4.14	\$3,643	\$0.08	00065	2022R09989
\$655,015	\$365,254	\$241,269	14.13	14.13				
Average			14.13	14.13	Average			
per Net Acre=>			25,855.03	per SqFt=>	\$0.59			

Land Table	Class
065 COM.TEL/CAR-ROCK/WILL CAR	201
065 COM.TEL/CAR-ROCK/WILL CAR	202
065 COM.TEL/CAR-ROCK/WILL CAR	202
065 COM.TEL/CAR-ROCK/WILL CAR	201
065 COM.TEL/CAR-ROCK/WILL CAR	201
