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Section 21 Grafton Road ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 021 002 10	11854 FESSNER RD	04/01/24	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$235,800	50.17
01 033 015 00	9500 GRAFTON RD	06/30/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$166,500	41.63
01 050 003 00	10311 GRAFTON RD	10/06/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$106,900	32.89
01 050 006 00	10377 GRAFTON RD	02/28/25	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$143,100	44.73

Totals: \$1,514,900

\$1,514,900

\$652,300

Sale. Ratio =>

43.06

Std. Dev. =>

7.23

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$522,536	\$54,630	\$415,370	\$379,458	1.095	2,820	\$147.29	00036	18.8974
\$416,773	\$58,764	\$341,236	\$274,977	1.241	1,540	\$221.58	00044	4.2653
\$283,968	\$54,709	\$270,291	\$172,765	1.565	1,210	\$223.38	00044	28.0887
\$339,804	\$54,709	\$265,191	\$214,842	1.234	1,488	\$178.22	00044	4.9260
\$1,563,081		\$1,292,088	\$1,042,042			\$192.62		4.3657
E.C.F. =>				1.240	Std. Deviation=>		0.199043	
Ave. E.C.F. =>				1.284	Ave. Variance=>		14.0444	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2-STORY	\$53,630	036 SEC 21 GRAFTON RD	401	82
1-STORY	\$53,520	044 S. GRAFTON RD.	401	77
1-STORY	\$52,959	044 S. GRAFTON RD.	401	75
1-STORY	\$52,959	044 S. GRAFTON RD.	401	70

10.9412606

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$512,435	\$8,695	\$51,130	1.50	1.50	\$5,797	\$0.13	00036	202404420
\$85,400	\$90,000	\$85,400	3.46	3.46	\$26,012	\$0.60	00044	2024R07751
\$412,495	\$38,525	\$51,020	1.50	1.50	\$25,683	\$0.59	00044	2023R10127
\$1,010,330	\$137,220	\$187,550	6.46	6.46	Average per Net Acre=> 21,241.49 per SqFt=>		Average per Net Acre=> \$0.49	

Land Table		Class
036 SEC 21 GRAFTON RD	401	
044 S. GRAFTON RD.	402	
044 S. GRAFTON RD.	401	