

South Grafton Road ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 033 015 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:			\$1,044,900			\$1,044,900	\$416,500	
Sale. Ratio =>								39.86
Std. Dev. =>								6.14

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$416,773	\$58,764	\$341,236	\$274,977	1.241	1,540	\$221.58	00044	10.5645
\$283,968	\$54,709	\$270,291	\$172,765	1.565	1,210	\$223.38	00044	21.7896
\$339,804	\$54,709	\$265,191	\$214,842	1.234	1,488	\$178.22	00044	11.2251
\$1,040,545		\$876,718	\$662,584			\$207.73		2.3425
E.C.F. =>				1.323	Std. Deviation=>			
Ave. E.C.F. =>				1.347	Ave. Variance=>			
					0.188732			
					14.5264			
					Coefficient of Var=>			

Building Style	Land Value	Land Table	Property Class	Building Dept.
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

10.78740484

South Grafton Road Land Analysis Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 028 014 75	10680 GRAFTON RD	05/20/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$38,200	42.44
01 033 015 00	9500 GRAFTON RD	06/30/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$166,500	41.63
Totals:			\$490,000			\$490,000	\$204,700	
					Sale. Ratio =>		41.78	
					Std. Dev. =>		0.58	

South Grafton Road Land Analysis Front Foot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
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:			\$644,900			\$644,900	\$250,000	
					Sale. Ratio =>		38.77	
					Std. Dev. =>		8.37	

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Liber/Page
\$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
\$497,895	\$128,525	\$136,420	4.96	4.96				
			Average	Average				
			per Net Acre=	25,912.30	per SqFt=>	\$0.59		

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$276,874	\$95,200	\$47,074	117.7	277.0	0.64	0.64	\$809	\$149,686
\$332,415	\$34,559	\$47,074	117.7	277.0	0.64	0.64	\$294	\$54,338
\$609,289	\$129,759	\$94,148	235.4		1.27	1.27		
			Average		Average			
			per FF=>	\$551	per Net Acre=>	102,011.79		Average
								per SqFt=>

Land Table	Class
044 S. GRAFTON RD.	402
044 S. GRAFTON RD.	401

Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Land Table	Gravel	Class
\$3.44	100.00	00044	2023R15642	044 S. GRAFTON RD.		0 401
\$1.25	100.00	00044	2025R03005	044 S. GRAFTON RD.		0 401

\$2.34
