

Residential Telegraph ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 013 020 00	12935 TELEGRAPH RD	12/08/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$105,500	43.96
01 014 048 00	12225 TELEGRAPH RD	08/29/23	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$272,500	34.06
01 014 079 00	12021 TELEGRAPH RD	02/29/24	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$92,000	58.04
Totals:			\$1,198,500			\$1,198,500	\$470,000	
Sale. Ratio =>								39.22
Std. Dev. =>								12.05

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$266,567	\$52,012	\$187,988	\$202,029	0.930	1,692	\$111.10	00050	4.8026
\$685,819	\$380,476	\$419,524	\$295,632	1.419	6,666	\$62.93	00050	44.0551
\$242,341	\$54,899	\$103,601	\$176,794	0.586	2,055	\$50.41	00050	39.2525
\$1,194,727		\$711,113	\$674,454			\$74.82		7.5828
E.C.F. =>				1.054	Std. Deviation=>		0.41860971	
Ave. E.C.F. =>				0.979	Ave. Variance=>		29.3701	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2-STORY	\$50,800	050 RESIDENTIAL TEL	401	61
2-STORY	\$359,846	050 RESIDENTIAL TEL	401	51
1-STORY	\$52,200	050 RESIDENTIAL TEL	401	61

30.0146497

Residential Telegraph Road Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 013 020 00	12935 TELEGRAPH RD	12/08/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$105,500	43.96
01 014 048 00	12225 TELEGRAPH RD	08/29/23	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$272,500	34.06
01 026 022 00	TELEGRAPH RD	11/14/23	\$85,100	WD	03-ARM'S LENGTH	\$85,100	\$40,000	47.00
Totals:			\$1,125,100			\$1,125,100	\$418,000	
							Sale. Ratio ==>	37.15
							Std. Dev. ==>	6.77

Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$241,238	\$47,062	\$48,300	1.08	1.08	\$43,576	\$1.00	00050	2023R18332
\$668,120	\$491,726	\$359,846	34.16	34.16	\$14,394	\$0.33	00050	2023R14952
\$100,000	\$85,100	\$100,000	5.20	5.20	\$16,365	\$0.38	00050	2023R18774
\$1,009,358	\$623,888	\$508,146	40.44	40.44	Average	Average		
			Average					
			per Net Acre=>	15,427.12	per SqFt=>	\$0.35		

Land Table		Class
050 RESIDENTIAL TEL	401	
050 RESIDENTIAL TEL	401	
050 RESIDENTIAL TEL	402	
