



## Lazy Oaks ECF Analysis

| Parcel Number   | Street Address     | Sale Date | Sale Price  | Instr. | Terms of Sale   | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|-----------------|--------------------|-----------|-------------|--------|-----------------|--------------|----------------|---------------|
| 01 085 009 00   | 9633 LAZY OAK DR   | 05/02/23  | \$570,000   | WD     | 03-ARM'S LENGTH | \$570,000    | \$269,700      | 47.32         |
| 01 085 015 00   | 9521 LAZY OAK DR   | 05/02/23  | \$505,500   | WD     | 03-ARM'S LENGTH | \$505,500    | \$176,800      | 34.98         |
| 01 085 023 00   | 1140 OAK TRAIL CRT | 10/16/23  | \$680,000   | WD     | 03-ARM'S LENGTH | \$680,000    | \$314,900      | 46.31         |
| Totals:         |                    |           | \$1,755,500 |        |                 | \$1,755,500  | \$761,400      |               |
| Sale. Ratio ==> |                    |           |             |        |                 |              |                | 43.37         |
| Std. Dev. ==>   |                    |           |             |        |                 |              |                | 6.85          |

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area       | \$/sq.Ft. | ECF Area                     | Dev. by Mean (%) |
|----------------|-------------|----------------|--------------|--------|------------------|-----------|------------------------------|------------------|
| \$683,170      | \$41,960    | \$528,040      | \$536,805    | 0.984  | 2,477            | \$213.18  | 112                          | 15.1784          |
| \$481,091      | \$53,417    | \$452,083      | \$356,395    | 1.268  | 2,247            | \$201.19  | 112                          | 13.3033          |
| \$698,799      | \$70,843    | \$609,157      | \$527,771    | 1.154  | 3,556            | \$171.30  | 112                          | 1.8751           |
| \$1,863,060    |             | \$1,589,280    | \$1,420,971  |        |                  | \$195.23  |                              | 1.7009           |
| E.C.F. =>      |             |                |              | 1.118  | Std. Deviation=> |           | 0.14333111                   |                  |
| Ave. E.C.F. => |             |                |              | 1.135  | Ave. Variance=>  |           | 10.1189 Coefficient of Var=> |                  |

| Building Style | Land Value | Land Table | Property Class | Building Depr. |
|----------------|------------|------------|----------------|----------------|
| 1-STORY        | \$39,460   | LAZY OAKS  | 407            | 92             |
| 1-STORY        | \$50,917   | LAZY OAKS  | 407            | 81             |
| 1-STORY        | \$51,140   | LAZY OAKS  | 407            | 81             |

8.911770952

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| 01 085 023 00 | 1140 OAK TRAIL CRT | 10/16/23  | \$680,000   | WD     | 03-ARM'S LENGTH | \$680,000    | \$314,900       | 46.31         |
| Totals:       |                    |           | \$1,185,500 |        |                 | \$1,185,500  | \$491,700       |               |
|               |                    |           |             |        |                 |              | Sale. Ratio ==> | 41.48         |
|               |                    |           |             |        |                 |              | Std. Dev. ==>   | 8.01          |

| Cur. Appraisal | Land Residual | Est. Land Value | Net Acres      | Total Acres | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page |
|----------------|---------------|-----------------|----------------|-------------|--------------|--------------|--------------|----------|------------|
| \$476,738      | \$81,741      | \$52,979        | 1.40           | 1.40        | \$58,386     | \$1.34       | 0.00         | 112      | 2023R07020 |
| \$691,943      | \$41,357      | \$53,300        | 1.16           | 1.16        | \$35,653     | \$0.82       | 0.00         | 112      | 2023R15472 |
| \$1,168,681    | \$123,098     | \$106,279       | 2.56           | 2.56        |              |              |              |          |            |
|                |               |                 | Average        |             | Average      |              |              |          |            |
|                |               |                 | per Net Acre=> | 48,085.16   | per SqFt=>   | \$1.10       |              |          |            |

Land Table Class

LAZY OAKS 407

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