

West of Grafton ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
01 005 022 00	14550 MAXWELL RD	11/02/23	\$195,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$195,000
01 005 044 10	14045 KENNETH DR	02/24/25	\$620,000	WD	03-ARM'S LENGTH	\$620,000
01 018 014 00	2053 CARLETON WEST RD	02/01/24	\$219,000	WD	03-ARM'S LENGTH	\$219,000
01 018 022 20	2397 CARLETON WEST RD	08/13/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000
01 018 025 00	2337 CARLETON WEST RD	09/20/24	\$349,900	WD	03-ARM'S LENGTH	\$349,900
01 018 047 00	12342 KNOX DR	09/03/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000
01 018 067 00	2196 SCOFIELD CARLETON RD	04/26/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000
01 018 073 00	12197 MAXWELL RD	08/05/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000
01 020 007 00	11691 GRAFTON RD	07/25/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000
01 020 011 00	11585 GRAFTON RD	05/24/24	\$312,100	WD	03-ARM'S LENGTH	\$312,100
01 020 033 00	700 W SIGLER RD	04/25/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000
01 029 020 00	1125 W SIGLER RD	07/08/24	\$369,900	WD	03-ARM'S LENGTH	\$369,900
01 029 021 00	1133 W SIGLER RD	12/06/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000
01 030 037 00	2850 W LABO RD	07/02/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000
01 031 013 00	9734 S STONY CREEK RD	12/11/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000
01 031 029 00	9468 S STONY CREEK RD	07/31/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000
01 032 014 00	9145 N STONY CREEK RD	10/19/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000
01 080 032 00	2040 ROSE	05/10/24	\$279,900	WD	03-ARM'S LENGTH	\$279,900
Totals:			\$5,870,800			\$5,870,800

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$71,400	36.62	\$252,471	\$82,426	\$112,574	\$113,183	0.995	942	\$119.51	00002
\$286,300	46.18	\$664,737	\$109,572	\$510,428	\$477,525	1.069	3,408	\$149.77	00002
\$83,700	38.22	\$203,513	\$49,372	\$169,628	\$131,857	1.286	1,104	\$153.65	00002
\$232,800	58.20	\$528,895	\$65,100	\$334,900	\$396,745	0.844	2,308	\$145.10	00002
\$115,400	32.98	\$297,406	\$69,748	\$280,152	\$198,041	1.415	1,680	\$166.76	00002
\$130,800	44.34	\$305,717	\$62,553	\$232,447	\$208,010	1.117	1,968	\$118.11	00002
\$124,400	34.08	\$295,424	\$51,349	\$313,651	\$209,466	1.497	1,792	\$175.03	00002
\$110,800	38.88	\$266,917	\$52,743	\$232,257	\$184,182	1.261	1,876	\$123.80	00002
\$89,600	36.57	\$230,474	\$66,103	\$178,897	\$140,608	1.272	1,260	\$141.98	00002
\$120,300	38.55	\$344,835	\$62,519	\$249,581	\$241,502	1.033	2,208	\$113.03	00002
\$167,700	47.91	\$389,742	\$62,553	\$287,447	\$279,888	1.027	1,736	\$165.58	00002
\$152,200	41.15	\$336,962	\$61,073	\$308,827	\$236,816	1.304	1,881	\$164.18	00002
\$121,000	48.40	\$281,839	\$56,027	\$193,973	\$193,167	1.004	1,936	\$100.19	00002
\$183,300	39.42	\$422,487	\$151,463	\$313,537	\$233,341	1.344	1,931	\$162.37	00002
\$182,400	43.43	\$476,479	\$94,778	\$325,222	\$326,519	0.996	2,480	\$131.14	00002
\$88,600	32.22	\$319,624	\$64,238	\$210,762	\$218,465	0.965	1,668	\$126.36	00002
\$47,900	27.37	\$151,475	\$20,150	\$154,850	\$112,340	1.378	796	\$194.54	00002
\$118,200	42.23	\$281,583	\$65,952	\$213,948	\$184,458	1.160	1,759	\$121.63	00002
\$2,426,800		\$6,050,580		\$4,623,081	\$4,086,113			\$142.93	
Sale. Ratio =>	41.34				E.C.F. =>	1.131		Std. Deviation=>	0.1846251
Std. Dev. =>	7.16				Ave. E.C.F. =>	1.165		Ave. Variance=>	15.9854

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
17.0288	1-STORY	\$81,926	01 005 024 00	002 W. OF GRAFTON	401	68
9.6004	2-STORY	\$104,650		002 W. OF GRAFTON	401	78
12.1544	1-STORY	\$48,000		002 W. OF GRAFTON	401	62
32.0790	1-STORY	\$62,600		002 W. OF GRAFTON	401	88
24.9706	1-STORY	\$64,600		002 W. OF GRAFTON	401	74
4.7430	2-STORY	\$59,662		002 W. OF GRAFTON	401	65
33.2476	2-STORY	\$51,349		002 W. OF GRAFTON	401	76
9.6111	2-STORY	\$52,743		002 W. OF GRAFTON	401	71
10.7400	1-1/2 STORY	\$65,795		002 W. OF GRAFTON	401	66
13.1456	2-STORY	\$62,500		002 W. OF GRAFTON	401	75
13.7901	MODULAR	\$62,445		002 W. OF GRAFTON	401	96
13.9172	2-STORY	\$50,700		002 W. OF GRAFTON	401	68
16.0735	2-STORY	\$56,027		002 W. OF GRAFTON	401	51
17.8776	2-STORY	\$145,610		002 W. OF GRAFTON	401	68
16.8881	1-STORY	\$90,240		002 W. OF GRAFTON	401	65
20.0170	1-STORY	\$62,838		002 W. OF GRAFTON	401	78
21.3501	1-STORY	\$19,150		002 W. OF GRAFTON	401	74
0.5033	1-STORY	\$62,500		002 W. OF GRAFTON	401	67
3.3496						

Coefficient of Var=> 13.72246643

West of Grafton Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
01 005 031 00	1944 W NEWBURG RD	11/27/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000
01 005 044 10	1404S KENNETH DR	02/24/25	\$620,000	WD	03-ARM'S LENGTH	\$620,000
01 007 006 00	2811 W NEWBURG RD	07/21/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000
01 018 014 00	2053 CARLETON WEST RD	02/01/24	\$219,000	WD	03-ARM'S LENGTH	\$219,000
01 018 022 20	2397 CARLETON WEST RD	08/13/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000
01 018 025 00	2337 CARLETON WEST RD	09/20/24	\$349,900	WD	03-ARM'S LENGTH	\$349,900
01 018 053 00	2947 CARLETON WEST RD	12/31/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000
01 019 030 50	W SIGLER RD	12/06/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000
01 020 007 00	11691 GRAFTON RD	07/25/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000
01 020 017 00	11812 MAXWELL RD	06/02/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000
01 029 020 00	1125 W SIGLER RD	07/08/24	\$369,900	WD	03-ARM'S LENGTH	\$369,900
01 030 002 11	MAXWELL RD	04/26/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000
01 030 037 00	2850 W LABO RD	07/02/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000
01 031 013 00	9734 S STONY CREEK RD	12/11/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000
01 032 014 00	9145 N STONY CREEK RD	10/19/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000
Totals:			\$4,453,800			\$4,453,800

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$81,500	37.91	\$160,418	\$97,332	\$42,750	0.90	0.90	\$108,147	\$2.48
\$286,300	46.18	\$607,311	\$117,339	\$104,650	5.62	5.62	\$20,879	\$0.48
\$107,800	53.90	\$273,065	\$64,977	\$138,042	9.77	9.77	\$6,654	\$0.15
\$83,700	38.22	\$184,631	\$79,969	\$45,600	0.96	0.96	\$83,301	\$1.91
\$232,800	58.20	\$476,802	(\$16,702)	\$60,100	1.98	1.98	(\$8,435)	(\$0.19)
\$115,400	32.98	\$273,000	\$139,000	\$62,100	1.98	1.98	\$70,202	\$1.61
\$140,200	35.05	\$288,235	\$159,265	\$47,500	1.00	1.00	\$159,265	\$3.66
\$29,700	49.50	\$61,100	\$60,000	\$61,100	1.93	1.93	\$31,088	\$0.71
\$89,600	36.57	\$210,663	\$97,897	\$63,560	2.05	2.05	\$47,685	\$1.09
\$114,000	48.51	\$315,869	\$19,131	\$100,000	5.00	5.00	\$3,826	\$0.09
\$152,200	41.15	\$305,562	\$112,538	\$48,200	1.17	1.17	\$96,186	\$2.21
\$42,400	53.00	\$79,694	\$80,000	\$79,694	5.19	5.19	\$15,405	\$0.35
\$183,300	39.42	\$394,615	\$215,995	\$145,610	12.17	12.17	\$17,748	\$0.41
\$182,400	43.43	\$433,164	\$74,576	\$87,740	3.55	3.55	\$21,037	\$0.48
\$47,900	27.37	\$136,476	\$56,717	\$18,193	0.46	0.46	\$124,107	\$2.85
\$1,889,200		\$4,200,605	\$1,358,034	\$1,104,839	53.72	53.72		
Sale. Ratio =>	42.42				Average		Average	
Std. Dev. =>	8.64				per Net Acre=>	25,278.45	per SqFt=>	\$0.58

ECF Area	Liber/Page	Land Table	Class
00002	2025R01174	002 W. OF GRAFTON	401
00002	2025R02723	002 W. OF GRAFTON	401
00002		002 W. OF GRAFTON	401
00002	2024R01893	002 W. OF GRAFTON	401
00002	2024R12598	002 W. OF GRAFTON	401
00002	2024R14350	002 W. OF GRAFTON	401
00002	2025R00162	002 W. OF GRAFTON	401
00002	2024R18368	002 W. OF GRAFTON	402
00002	2023R11481	002 W. OF GRAFTON	401
00002	2023R08717	002 W. OF GRAFTON	401
00002	2024R10483	002 W. OF GRAFTON	401
00002		002 W. OF GRAFTON	402
00002		002 W. OF GRAFTON	401
00002	2023R18163	002 W. OF GRAFTON	401
00002	2023R15672	002 W. OF GRAFTON	401

West of Grafton Land Analysis Front Foot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
01 005 022 00	14550 MAXWELL RD	11/02/23	\$195,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$195,000
01 018 047 00	12342 KNOX DR	09/03/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000
01 020 011 00	11585 GRAFTON RD	05/24/24	\$312,100	WD	03-ARM'S LENGTH	\$312,100
01 020 033 00	700 W SIGLER RD	04/25/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000
01 029 021 00	1133 W SIGLER RD	12/06/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000
01 031 029 00	9468 S STONY CREEK RD	07/31/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000
01 080 032 00	2040 ROSE	05/10/24	\$279,900	WD	03-ARM'S LENGTH	\$279,900
Totals:			\$1,957,000			\$1,957,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$71,400	36.62	\$236,224	\$76,751	\$78,650	131.1	526.0	0.85	0.42	\$586
\$130,800	44.34	\$277,329	\$74,947	\$57,276	95.5	150.0	0.47	0.47	\$785
\$120,300	38.55	\$312,147	\$59,953	\$60,000	100.0	300.0	0.69	0.69	\$600
\$167,700	47.91	\$352,258	\$57,689	\$59,947	99.9	158.4	0.50	0.50	\$577
\$121,000	48.40	\$255,452	\$48,334	\$53,786	89.6	246.0	0.40	0.40	\$539
\$88,600	32.22	\$289,801	\$45,523	\$60,324	100.5	257.0	0.62	0.62	\$453
\$118,200	42.23	\$256,026	\$83,874	\$60,000	100.0	150.0	0.34	0.34	\$839
\$818,000		\$1,979,237	\$447,071	\$429,983	716.6		3.86	3.44	
Sale. Ratio =>	41.80			Average					
Std. Dev. =>	6.00			per FF=>	\$624		Average		
							per Net Acre=>	115,821.50	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$90,722	\$2.08	140.00	00002	2023R16471	01 005 024 00	002 W. OF GRAFTON	401
\$161,176	\$3.70	135.00	00002	2024R13108		002 W. OF GRAFTON	401
\$87,015	\$2.00	100.00	00002	2024R08038		002 W. OF GRAFTON	401
\$115,378	\$2.65	137.50	00002	2024R06462		002 W. OF GRAFTON	401
\$122,365	\$2.81	70.00	00002	2024R18465		002 W. OF GRAFTON	401
\$73,306	\$1.68	115.44	00002	2023R08634		002 W. OF GRAFTON	401
\$243,820	\$5.60	100.00	00002	2024R07408		002 W. OF GRAFTON	401

Average
per SqFt=> \$2.66