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East of Telegraph ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
01 024 005 01	3552 READY RD	02/22/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$134,400	33.60	\$359,816
01 025 028 40	3861 E LABO RD	05/23/24	\$562,600	WD	03-ARM'S LENGTH	\$562,600	\$280,900	49.93	\$601,722
Totals:			\$962,600			\$962,600	\$415,300		\$961,538
							Sale. Ratio ==>	43.14	
							Std. Dev. ==>	11.55	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$96,390	\$303,610	\$239,864	1.266	2,271	\$133.69	00003	13.0274	1-1/2 STORY
\$183,710	\$378,890	\$376,927	1.005	2,608	\$145.28	00003	13.0274	1-1/2 STORY
	\$682,500	\$616,791			\$139.48		2.8949	
	E.C.F. =>	1.107			Std. Deviation=>	0.18423582		
	Ave. E.C.F. =>	1.135			Ave. Variance=>	13.0274	Coefficient of Var=>	11.47304445

Land Value	Land Table	Property Class	Building Depr.
\$96,390	003 E. OF TELEGRAPH	401	69
\$170,550	003 E. OF TELEGRAPH	401	92

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table	Class
\$137,871	\$94,585	4.94	4.94	\$27,909	\$0.64	00003	2024R02607	003 E. OF TELEGRAPH	401
\$133,690	\$170,550	18.11	18.11	\$7,382	\$0.17	00003	2024R07941	003 E. OF TELEGRAPH	401
\$271,561	\$265,135	23.05	23.05						
		Average		Average					
		per Net Acre=>	11,781.39	per SqFt=>	\$0.27				