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Sections 8 & 9 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 008 011 01	13955 GRAFTON RD	05/13/24	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$114,400	39.72
01 009 005 21	13854 GRAFTON RD	05/06/24	\$629,000	WD	03-ARM'S LENGTH	\$629,000	\$210,200	33.42
01 009 005 22	13820 GRAFTON RD	06/27/23	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$289,300	44.85
01 009 009 00	13210 GRAFTON RD	05/31/23	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$122,800	41.91
01 009 010 00	330 ALBERT DR	11/15/23	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$213,200	49.12
Totals:			\$2,289,000			\$2,289,000	\$949,900	

Sale. Ratio =>

41.50

Std. Dev. =>

5.86

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$267,917	\$68,134	\$219,866	\$171,631	1.281	1,437	\$153.00	00008	15.6520
\$509,757	\$69,933	\$559,067	\$378,170	1.478	2,564	\$218.04	00008	35.3830
\$747,300	\$54,520	\$590,480	\$591,007	0.999	4,094	\$144.23	00008	12.5410
\$327,778	\$62,866	\$230,134	\$225,265	1.022	1,884	\$122.15	00008	10.2905
\$568,076	\$93,954	\$340,046	\$403,624	0.842	4,440	\$76.59	00008	28.2035
\$2,420,828		\$1,939,593	\$1,769,697			\$142.80		2.8515
E.C.F. =>				1.096	Std. Deviation=>		0.25276258	
Ave. E.C.F. =>				1.125	Ave. Variance=>		20.4140 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
1-STORY	\$65,000	008 SEC 8 & 9 GRAFTON	401	58
1-STORY	\$62,320	008 SEC 8 & 9 GRAFTON	401	74
2-STORY	\$53,520	008 SEC 8 & 9 GRAFTON	401	82
2-STORY	\$54,787	008 SEC 8 & 9 GRAFTON	401	66
2-STORY	\$90,000	008 SEC 8 & 9 GRAFTON	401	61

18.15357912

Sections 8 & 9 Land Analysis

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01 009 005 22	13820 GRAFTON RD	06/27/23	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$289,300
01 009 010 00	330 ALBERT DR	11/15/23	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$213,200
Totals:			\$1,996,000			\$1,996,000	\$827,100

Sale. Ratio =>
Std. Dev. =>

Sections 8 & 9 Land Analysis Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
01 009 009 00	13210 GRAFTON RD	05/31/23	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$122,800
Totals:			\$293,000			\$293,000	\$122,800

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
39.72	\$237,265	\$113,235	\$62,500	2.00	2.00	\$56,618	\$1.30	00008
33.42	\$445,603	\$243,217	\$59,820	1.99	1.99	\$122,527	\$2.81	00008
44.85	\$643,027	\$52,993	\$51,020	1.47	1.47	\$36,123	\$0.83	00008
49.12	\$495,078	\$26,422	\$87,500	3.50	3.50	\$7,549	\$0.17	00008
	\$1,820,973	\$435,867	\$260,840	8.95	8.95	Average		
41.44	Average							
6.77	per Net Acre=>							48,689.34

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
41.91	\$285,641	\$59,656	\$52,297	99.6	200.0	0.56	0.56	\$599
41.91	\$285,641	\$59,656	\$52,297	99.6		0.56	0.56	
#DIV/0!	Average			\$599	Average			
	per FF=>				per Net Acre=>			106,528.57

Liber/Page	Land Table	Class
2024R08487	008 SEC 8 & 9 GRAFTON	401
2024R06882	008 SEC 8 & 9 GRAFTON	401
2023R10167	008 SEC 8 & 9 GRAFTON	401
2023R17130	008 SEC 8 & 9 GRAFTON	401

Average
per SqFt=> \$1.12

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class
\$106,529	\$2.45	122.00	00008	2023R08902	008 SEC 8 & 9 GRAFTON	401

Average
per SqFt=> \$2.45