

Garden Estates Sub ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
01 065 019 00	13494 PARKWAY	08/07/23	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$73,200
01 065 076 00	2565 CARLETON ROCKWOOD RD	12/02/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$145,900
Totals:			\$379,000			\$379,000	\$219,100

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
54.63	\$136,473	\$36,815	\$97,185	\$104,354	0.931	1,426	\$68.15	00016
59.55	\$242,504	\$38,310	\$206,690	\$213,816	0.967	2,076	\$99.56	00016
	\$378,977		\$303,875	\$318,170			\$83.86	
57.81					E.C.F. => 0.955		Std. Deviation=>	0.02501167
3.48					Ave. E.C.F. => 0.949		Ave. Variance=>	1.7686

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
1.7686	1-1/4 STORY	\$35,815	016 GARDEN EST SUB	401	47
1.7686	BI LEVEL	\$36,560	016 GARDEN EST SUB	401	67
0.6085					

Coefficient of Var=> 1.863661969

Garden Estates Subdivision Land Analysis

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Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
54.63	\$148,991	\$23,324	\$38,315	115.0	630.0	1.66	1.66	\$203	\$14,025
59.55	\$265,531	\$18,529	\$39,060	104.0	759.0	1.81	1.81	\$178	\$10,226
57.81	\$414,522	\$41,853	\$77,375	219.0		3.48	3.48		
3.48			Average per FF=>	\$191		Average per Net Acre=>	12,044.03		Average per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class
\$0.32	115.00	00016	2023R12145	016 GARDEN EST SUB	401
\$0.23	104.00	00016	2024R18405	016 GARDEN EST SUB	401

\$0.28