

Section 9 & 16 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
01 009 022 00	475 CARLETON ROCKWOOD RD	10/30/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$73,400
01 016 009 00	640 CARLETON ROCKWOOD RD	11/27/24	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$171,100
01 016 017 00	300 CARLETON ROCKWOOD RD	08/02/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$120,500
01 016 021 00	270 CARLETON ROCKWOOD RD	06/30/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$155,100
01 016 042 00	12484 FESSNER RD	10/18/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$161,600
Totals:			\$1,492,000			\$1,492,000	\$681,700

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
44.48	\$166,319	\$52,073	\$112,927	\$98,821	1.143	1,578	\$71.56	00024
47.27	\$386,524	\$114,697	\$247,303	\$233,097	1.061	1,576	\$156.92	00024
40.17	\$252,952	\$35,024	\$264,976	\$185,945	1.425	1,653	\$160.30	00024
44.31	\$347,134	\$67,093	\$282,907	\$240,820	1.175	1,320	\$214.32	00024
51.30	\$342,779	\$54,883	\$260,117	\$245,645	1.059	1,864	\$139.55	00024
	\$1,495,708		\$1,168,230	\$1,004,328			\$148.53	
45.69			E.C.F. =>	1.163		Std. Deviation=>	0.1500029	
4.11			Ave. E.C.F. =>	1.172		Ave. Variance=>	10.1932	

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
2.9732	1-STORY	\$50,000	024 SEC 9 & 16	401	45
11.1534	1-1/4 STORY	\$109,000	024 SEC 9 & 16	401	79
25.2543	TRI LEVEL	\$33,500	024 SEC 9 & 16	401	68
0.2287	1-STORY	\$65,900	024 SEC 9 & 16	401	76
11.3564	1-STORY	\$54,600	024 SEC 9 & 16	401	64

0.9283

Coefficient of Var=> 8.693703263

Section 9 & 16 Land Analysis

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Totals:			\$1,492,000			\$1,492,000	\$681,700

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
44.48	\$164,537	\$47,963	\$47,500	1.00	1.00	\$47,963	\$1.10	00024
47.27	\$388,325	\$82,675	\$109,000	6.20	6.20	\$13,335	\$0.31	00024
40.17	\$252,764	\$79,061	\$31,825	0.67	0.67	\$118,001	\$2.71	00024
44.31	\$346,758	\$66,942	\$63,700	2.06	2.06	\$32,496	\$0.75	00024
51.30	\$342,244	\$24,856	\$52,100	1.46	1.46	\$17,025	\$0.39	00024
	\$1,494,628	\$301,497	\$304,125	11.39	11.39			
45.69				Average				
4.11				per Net Acre=>	26,470.32	per SqFt=>	\$0.61	

Liber/Page	Land Table	Class
2023R16902	024 SEC 9 & 16	401
2024R18174	024 SEC 9 & 16	401
2024R11443	024 SEC 9 & 16	401
2023R11172	024 SEC 9 & 16	401
2024R16001	024 SEC 9 & 16	401