

Fox Hills ECF Analysis 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-17-310-005	148 FOX HILLS COURT	09/09/21	\$476,000	WD	03-ARM'S LENGTH	\$476,000	\$172,700	36.28
G -07-17-310-007	96 FOX HILLS COURT	04/16/21	\$444,000	WD	03-ARM'S LENGTH	\$444,000	\$211,400	47.61
Totals:			\$920,000			\$920,000	\$384,100	
							Sale. Ratio =>	41.75
							Std. Dev. =>	8.01

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$437,428	\$60,000	\$416,000	\$365,371	1.139	2,400	\$173.33	350	15.6607
\$540,607	\$60,000	\$384,000	\$465,254	0.825	2,867	\$133.94	350	15.6607
\$978,035		\$800,000	\$830,624			\$153.64		1.8832
			E.C.F. =>	0.963		Std. Deviation=>	0.22147521	
			Ave. E.C.F. =>	0.982		Ave. Variance=>	15.6607	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 STORY		\$60,000	No	/ /		FOX HILLS	401	75
2 STORY		\$60,000	No	/ /		FOX HILLS	401	80

15.94832372
