

Fox Hills, Sec 1 North, Uplands, Suttons Lake, Trinkle ECF Analysis 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-17-215-008	13102 ESSEX CT	04/03/20	\$444,000	WD	03-ARM'S LENGTH	\$444,000	\$199,100	44.84
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:			\$1,364,000			\$1,364,000	\$583,200	
							Sale. Ratio =>	42.76
							Std. Dev. =>	5.91

No change to SEC 1 North ECF for 2023 (no data to change)

No change to Suttons Lake ECF for 2023 (no data to change)

Uplands, Trinkle all use .939 ECF for 2023

Fox Hills use .963 ECF for 2023

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$504,790	\$60,160	\$383,840	\$430,426	0.892	2,572	\$149.24	360	6.0130
\$411,852	\$60,000	\$416,000	\$365,371	1.139	2,400	\$173.33	350	18.6672
\$508,040	\$60,000	\$384,000	\$465,254	0.825	2,867	\$133.94	350	12.6543
\$1,424,682		\$1,183,840	\$1,261,051			\$152.17		1.3125
			E.C.F. =>	0.939		Std. Deviation=>	0.16503801	
			Ave. E.C.F. =>	0.952		Ave. Variance=>	12.4448	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		\$60,160	No	/ /		UPLANDS	401	76
2 STORY		\$60,000	No	/ /		FOX HILLS	401	75
2 STORY		\$60,000	No	/ /		FOX HILLS	401	80

13.07368958
