

Island 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 -07-01-105-045	2737 ISLAND HILLS DR	08/05/21	\$611,000	WD	03-ARM'S LENGTH	\$611,000	\$254,100	41.59
Totals:			\$611,000			\$611,000	\$254,100	
							Sale. Ratio =>	41.59
							Std. Dev. =>	#DIV/0!

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$569,054	\$51,630	\$559,370	\$468,257	1.195	3,416	\$163.75	7898	0.0000
\$569,054		\$559,370	\$468,257			\$163.75		0.0000
			E.C.F. =>	1.195		Std. Deviation=>	#DIV/0!	
			Ave. E.C.F. =>	1.195		Ave. Variance=>	0.0000	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		\$44,445	No	/ /		ISLAND HILLS	401	78

0
