

Pheasant Ridge ECF Analysis 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-06-100-019	13650 PHEASANT RIDGE CT	08/19/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$246,200	55.95
Totals:			\$440,000			\$440,000	\$246,200	
							Sale. Ratio =>	55.95
							Std. Dev. =>	#DIV/0!

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$498,055	\$76,470	\$363,530	\$405,370	0.897	2,674	\$135.95	30100	0.0000
\$498,055		\$363,530	\$405,370			\$135.95		0.0000
			E.C.F. =>	0.897		Std. Deviation=>	#DIV/0!	
			Ave. E.C.F. =>	0.897		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		\$68,810	No	/ /		PHEASANT RIDGE	401	80

0
