

Pinecrest ECF Analysis 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-16-210-006	850 PINECREST DR	04/03/20	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$170,200	39.31
<b>Totals:</b>			<b>\$433,000</b>			<b>\$433,000</b>	<b>\$170,200</b>	
							<b>Sale. Ratio =&gt;</b>	<b>39.31</b>
							<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$490,952	\$78,488	\$354,512	\$341,444	1.038	2,068	\$171.43	22	0.0000
<b>\$490,952</b>		<b>\$354,512</b>	<b>\$341,444</b>			<b>\$171.43</b>		<b>0.0000</b>
			E.C.F. =>	<b>1.038</b>		Std. Deviation=>	#DIV/0!	
			Ave. E.C.F. =>	<b>1.038</b>		Ave. Variance=>	<b>0.0000</b>	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		\$71,000	No	/ /		PINECREST	401	84

---

0

---