

Thornton Farms ECF Analysis Ranch Homes 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-24-401-059	8336 REDWOOD TRAIL	02/03/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$135,300	54.12
G -07-24-401-128	8520 HAWTHORN HILL	10/29/21	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$136,400	44.29
G -07-24-401-134	8544 HAWTHORN HILL	04/24/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$120,000	47.06
G -07-24-401-178	8418 WALNUT HILL	03/23/21	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$121,900	41.34
G -07-24-401-179	8420 WALNUT HILL	01/15/21	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$127,300	47.17
G -07-24-401-213	8344 CRAB APPLE TR	01/08/21	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$116,700	45.32
G -07-24-401-243	8376 CRAB APPLE TR	06/22/20	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$135,300	47.64
G -07-24-401-256	8355 CRAB APPLE TR	11/01/21	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$157,700	49.75
G -07-24-401-262	8042 BEECHWOOD BLVD	07/31/20	\$263,500	WD	03-ARM'S LENGTH	\$263,500	\$122,800	46.60
G -07-24-401-264	8046 BEECHWOOD BLVD	04/02/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$121,000	45.66
G -07-24-401-265	8048 BEECHWOOD BLVD	06/30/20	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$121,700	45.75
G -07-24-401-287	8063 BEECHWOOD BLVD	06/26/20	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$118,900	41.87
G -07-24-401-293	8051 BEECHWOOD BLVD	03/08/21	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$137,800	50.66
G -07-24-401-296	8102 GINGKO WAY	11/20/20	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$121,400	46.34
G -07-24-401-303	8116 GINGKO WAY	08/25/20	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$129,600	45.80
G -07-24-401-336	8218 BAYBERRY CT	06/22/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$128,800	50.51
G -07-24-401-349	8217 BAYBERRY CT	06/11/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$139,500	49.82
G -07-24-401-354	8207 BAYBERRY CT	12/11/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$130,700	51.25
Totals:			\$4,921,800			\$4,921,800	\$2,322,800	
							Sale. Ratio =>	47.19
							Std. Dev. =>	3.28

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$287,909	\$71,236	\$178,764	\$192,941	0.927	1,385	\$129.07	24401	16.7737
\$262,732	\$45,829	\$262,171	\$193,146	1.357	1,385	\$189.29	24401	26.3115
\$267,808	\$44,287	\$210,713	\$199,039	1.059	1,385	\$152.14	24401	3.5606
\$272,223	\$44,960	\$249,940	\$202,371	1.235	1,380	\$181.12	24401	14.0799
\$285,607	\$44,960	\$224,940	\$214,289	1.050	1,380	\$163.00	24401	4.4555
\$259,418	\$44,960	\$212,540	\$190,969	1.113	1,380	\$154.01	24401	1.8700
\$304,022	\$47,122	\$236,878	\$228,762	1.035	1,380	\$171.65	24401	5.8780
\$310,311	\$44,960	\$272,040	\$236,288	1.151	1,820	\$149.47	24401	5.7052
\$273,634	\$44,676	\$218,824	\$203,881	1.073	1,380	\$158.57	24401	2.0962
\$269,495	\$43,960	\$221,040	\$200,833	1.101	1,380	\$160.17	24401	0.6361
\$271,337	\$43,960	\$222,040	\$202,473	1.097	1,380	\$160.90	24401	0.2384
\$263,898	\$46,999	\$237,001	\$193,142	1.227	1,380	\$171.74	24401	13.2822
\$308,058	\$48,233	\$223,767	\$231,367	0.967	1,380	\$162.15	24401	12.7105
\$269,823	\$45,111	\$216,889	\$200,100	1.084	1,380	\$157.17	24401	1.0352
\$292,969	\$42,724	\$240,276	\$222,836	1.078	1,380	\$174.11	24401	1.5994
\$283,383	\$53,358	\$201,642	\$204,831	0.984	1,380	\$146.12	24401	10.9825
\$269,723	\$44,960	\$235,040	\$200,145	1.174	1,380	\$170.32	24401	8.0091
\$282,286	\$62,076	\$192,924	\$196,091	0.984	1,380	\$139.80	24401	11.0407
\$5,034,636		\$4,057,429	\$3,713,504			\$160.60		0.1642
			E.C.F. =>	1.093		Std. Deviation=>	0.10649872	
			Ave. E.C.F. =>	1.094		Ave. Variance=>	7.7925	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH		\$67,926	No	/ /		THORNTON FARMS	401	81
RANCH		\$42,960	No	/ /		THORNTON FARMS	401	81
RANCH		\$41,528	No	/ /		THORNTON FARMS	401	81
RANCH		\$42,960	No	/ /		THORNTON FARMS	401	91
RANCH		\$42,960	No	/ /		THORNTON FARMS	401	93
RANCH		\$42,960	No	/ /		THORNTON FARMS	401	94
RANCH		\$45,122	No	/ /		THORNTON FARMS	401	94
RANCH		\$42,960	No	/ /		THORNTON FARMS	401	94
RANCH		\$43,676	No	/ /		THORNTON FARMS	401	85
RANCH		\$42,960	No	/ /		THORNTON FARMS	401	85
RANCH		\$42,960	No	/ /		THORNTON FARMS	401	85
RANCH		\$44,326	No	/ /		THORNTON FARMS	401	88
RANCH		\$47,233	No	/ /		THORNTON FARMS	401	85
RANCH		\$44,111	No	/ /		THORNTON FARMS	401	85
RANCH		\$40,051	No	/ /		THORNTON FARMS	401	88
RANCH		\$51,358	No	/ /		THORNTON FARMS	401	88
RANCH		\$42,960	No	/ /		THORNTON FARMS	401	90
RANCH		\$60,076	No	/ /		THORNTON FARMS	401	90

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