

Thornton Farms ECF Analysis Two Story Homes 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-24-401-004	8134 CYPRESS CIR	10/13/20	\$293,600	WD	03-ARM'S LENGTH	\$293,600	\$117,900	40.16
G -07-24-401-041	8242 CYPRESS WAY	09/04/20	\$296,500	WD	03-ARM'S LENGTH	\$296,500	\$120,500	40.64
G -07-24-401-043	8250 CYPRESS WAY	02/02/22	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$143,800	40.85
G -07-24-401-051	8198 CYPRESS CIR	07/10/20	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$146,500	43.60
G -07-24-401-071	8605 MAGNOLIA WAY	08/17/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$125,700	66.16
G -07-24-401-084	8738 BOXELDER LANE	11/18/21	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$156,500	43.84
G -07-24-401-087	8750 BOXELDER LANE	07/22/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,100	44.95
G -07-24-401-090	8741 BOXELDER LANE	10/23/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$152,400	49.16
G -07-24-401-096	8383 REDWOOD TRAIL	09/21/20	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$151,900	51.32
G -07-24-401-097	8379 REDWOOD TRAIL	07/13/20	\$304,500	WD	03-ARM'S LENGTH	\$304,500	\$134,000	44.01
G -07-24-401-103	8626 MAGNOLIA WAY	10/28/21	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$140,700	43.63
G -07-24-401-117	8030 BEECHWOOD BLVD	08/26/20	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$145,500	46.04
G -07-24-401-133	8540 HAWTHORN HILL	07/09/21	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$167,400	48.95
G -07-24-401-136	8649 MAGNOLIA WAY	02/10/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$133,300	47.61
G -07-24-401-144	8658 MAGNOLIA WAY	04/22/21	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$141,800	42.84
G -07-24-401-145	8662 MAGNOLIA WAY	07/13/21	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$170,800	48.81
G -07-24-401-148	8549 HAWTHORN HILL	06/30/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$119,800	39.28
G -07-24-401-154	8525 HAWTHORN HILL	05/18/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$118,600	40.90
G -07-24-401-157	8511 HAWTHORN HILL	06/17/20	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$129,800	42.42
G -07-24-401-180	8422 WALNUT HILL	03/03/22	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$157,100	44.01
G -07-24-401-181	8424 WALNUT HILL	09/03/20	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$131,200	45.40
G -07-24-401-186	8669 MAGNOLIA WAY	04/01/20	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$145,500	46.95
G -07-24-401-195	8682 MAGNOLIA WAY	04/07/20	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$144,400	45.70
G -07-24-401-201	8431 WALNUT HILL	07/30/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$173,400	50.26
G -07-24-401-206	8358 CRAB APPLE TR	09/27/21	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$174,400	52.45
G -07-24-401-208	8354 CRAB APPLE TR	06/19/20	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$149,500	44.64
G -07-24-401-217	8336 CRAB APPLE TR	08/26/20	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$149,800	47.86
G -07-24-401-221	8333 CRAB APPLE TR	11/30/21	\$325,500	WD	03-ARM'S LENGTH	\$325,500	\$171,900	52.81
G -07-24-401-222	8335 CRAB APPLE TR	08/11/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$153,000	48.57
G -07-24-401-224	8339 CRAB APPLE TR	09/29/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$138,700	47.02
G -07-24-401-228	8347 CRAB APPLE TR	09/16/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$139,300	44.95
G -07-24-401-238	8366 CRAB APPLE TR	09/25/20	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$150,800	46.54

G -07-24-401-240	8370 CRAB APPLE TR	07/08/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$154,500	49.05	
G -07-24-401-242	8374 CRAB APPLE TR	08/10/21	\$356,500	WD	03-ARM'S LENGTH	\$356,500	\$183,800	51.56	
G -07-24-401-248	8371 CRAB APPLE TR	10/16/20	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$114,600	35.92	
G -07-24-401-257	8043 BEECHWOOD BLVD	09/21/20	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$135,900	43.42	
G -07-24-401-275	8068 BEECHWOOD BLVD	07/08/20	\$289,500	WD	03-ARM'S LENGTH	\$289,500	\$125,400	43.32	
G -07-24-401-288	8061 BEECHWOOD BLVD	06/29/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$177,400	52.96	
G -07-24-401-294	8049 BEECHWOOD BLVD	01/29/21	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$128,900	44.14	
G -07-24-401-297	8104 GINGKO WAY	08/31/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$161,600	50.50	
G -07-24-401-325	8134 GINGKO WAY	09/23/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$162,700	49.30	
G -07-24-401-346	8223 BAYBERRY CT	04/29/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$153,300	47.91	
G -07-24-401-347	8221 BAYBERRY CT	07/24/20	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$158,600	50.03	
G -07-24-401-357	8201 BAYBERRY CT	07/10/20	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$139,200	49.19	
<b>Totals:</b>			<b>\$13,859,700</b>			<b>\$13,859,700</b>	<b>\$6,437,900</b>		
								<b>Sale. Ratio =&gt;</b>	<b>46.45</b>
								<b>Std. Dev. =&gt;</b>	<b>4.94</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$263,332	\$43,600	\$250,000	\$204,402	1.223	1,770	\$141.24	24401	14.0424
\$270,078	\$45,686	\$250,814	\$208,737	1.202	1,770	\$141.70	24401	11.8924
\$281,188	\$56,043	\$295,957	\$209,437	1.413	1,782	\$166.08	24401	33.0449
\$335,540	\$44,254	\$291,746	\$270,964	1.077	2,280	\$127.96	24401	0.5959
\$282,534	\$46,001	\$143,999	\$220,031	0.654	1,812	\$79.47	24401	42.8207
\$321,083	\$45,686	\$311,314	\$256,183	1.215	2,280	\$136.54	24401	13.2544
\$333,522	\$45,686	\$279,314	\$267,754	1.043	2,292	\$121.86	24401	3.9484
\$349,143	\$45,686	\$264,314	\$282,286	0.936	2,624	\$100.73	24401	14.6321
\$336,761	\$61,961	\$234,039	\$255,628	0.916	2,174	\$107.65	24401	16.7111
\$303,128	\$46,326	\$258,174	\$238,886	1.081	2,052	\$125.82	24401	0.1913
\$284,494	\$45,686	\$276,814	\$222,147	1.246	2,012	\$137.58	24401	16.3428
\$323,878	\$58,013	\$257,987	\$247,316	1.043	2,046	\$126.09	24401	3.9511
\$346,436	\$45,460	\$296,540	\$279,978	1.059	2,600	\$114.05	24401	2.3501
\$292,976	\$59,639	\$220,361	\$217,058	1.015	1,812	\$121.61	24401	6.7438
\$287,074	\$45,686	\$285,314	\$224,547	1.271	2,050	\$139.18	24401	18.7964
\$354,431	\$45,686	\$304,214	\$287,205	1.059	2,612	\$116.47	24401	2.3433
\$234,949	\$46,402	\$258,598	\$175,393	1.474	1,230	\$210.24	24401	39.1739
\$264,491	\$46,895	\$243,105	\$202,415	1.201	1,770	\$137.35	24401	11.8367
\$292,981	\$45,686	\$260,314	\$230,042	1.132	2,040	\$127.60	24401	4.8937
\$323,990	\$44,244	\$312,756	\$260,229	1.202	2,120	\$147.53	24401	11.9193
\$298,017	\$44,244	\$244,756	\$236,068	1.037	1,851	\$132.23	24401	4.5853
\$325,493	\$56,341	\$253,559	\$250,374	1.013	2,320	\$109.29	24401	6.9936
\$330,529	\$44,960	\$271,040	\$265,646	1.020	2,140	\$126.65	24401	6.2350
\$360,092	\$46,021	\$298,979	\$292,159	1.023	2,755	\$108.52	24401	5.9313
\$340,606	\$67,872	\$264,628	\$253,706	1.043	2,332	\$113.48	24401	3.9607
\$343,324	\$44,960	\$289,940	\$277,548	1.045	2,604	\$111.34	24401	3.8008
\$333,464	\$59,757	\$253,243	\$254,611	0.995	2,180	\$116.17	24401	8.8030
\$332,502	\$70,020	\$255,480	\$244,169	1.046	2,052	\$124.50	24401	3.6333
\$313,565	\$44,960	\$270,040	\$249,865	1.081	2,052	\$131.60	24401	0.1914
\$316,290	\$44,960	\$250,040	\$252,400	0.991	2,320	\$107.78	24401	9.2007
\$278,938	\$47,824	\$262,076	\$214,990	1.219	1,820	\$144.00	24401	13.6359
\$343,056	\$50,031	\$273,969	\$272,581	1.005	1,816	\$150.86	24401	7.7566

\$354,012	\$48,057	\$266,943	\$284,609	0.938	2,320	\$115.06	24401	14.4729
\$382,008	\$48,540	\$307,960	\$310,203	0.993	2,604	\$118.26	24401	8.9887
\$262,631	\$44,960	\$274,040	\$202,485	1.353	1,360	\$201.50	24401	27.0730
\$308,874	\$45,787	\$267,213	\$244,732	1.092	2,072	\$128.96	24401	0.9203
\$282,742	\$45,787	\$243,713	\$220,423	1.106	1,826	\$133.47	24401	2.3003
\$368,807	\$47,219	\$287,781	\$299,152	0.962	2,719	\$105.84	24401	12.0666
\$286,239	\$53,446	\$238,554	\$216,552	1.102	1,760	\$135.54	24401	1.8947
\$332,856	\$46,503	\$273,497	\$266,375	1.027	2,360	\$115.89	24401	5.5919
\$318,119	\$63,687	\$266,313	\$236,681	1.125	2,034	\$130.93	24401	4.2542
\$313,471	\$45,676	\$274,324	\$249,112	1.101	2,040	\$134.47	24401	1.8552
\$365,647	\$44,960	\$272,040	\$298,314	0.912	2,592	\$104.95	24401	17.0730
\$314,668	\$48,540	\$234,460	\$247,561	0.947	2,032	\$115.38	24401	13.5577
<b>\$13,887,959</b>		<b>\$11,690,262</b>	<b>\$10,900,950</b>			<b>\$128.26</b>		<b>1.0249</b>
		<b>E.C.F. =&gt;</b>	<b>1.072</b>			<b>Std. Deviation=&gt;</b>	<b>0.14293186</b>	
		<b>Ave. E.C.F. =&gt;</b>	<b>1.083</b>			<b>Ave. Variance=&gt;</b>	<b>10.3241</b>	<b>Coefficient of Var=&gt;</b>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 STORY		\$43,600	No	/ /		THORNTON FARMS	401	81
2 STORY		\$42,960	No	/ /		THORNTON FARMS	401	81
2 STORY		\$53,317	No	/ /		THORNTON FARMS	401	81
2 STORY		\$41,528	No	/ /		THORNTON FARMS	401	81
2 STORY		\$43,501	No	/ /		THORNTON FARMS	401	85
2 STORY		\$42,960	No	/ /		THORNTON FARMS	401	81
2 STORY		\$42,960	No	/ /		THORNTON FARMS	401	81
2 STORY		\$42,960	No	/ /		THORNTON FARMS	401	81
2 STORY		\$59,235	No	/ /		THORNTON FARMS	401	80
2 STORY		\$43,600	No	/ /		THORNTON FARMS	401	81
2 STORY		\$42,960	No	/ /		THORNTON FARMS	401	81
2 STORY		\$55,287	No	/ /		THORNTON FARMS	401	81
2 STORY		\$42,960	No	/ /		THORNTON FARMS	401	85
2 STORY		\$56,812	No	/ /		THORNTON FARMS	401	86
2 STORY		\$42,960	No	/ /		THORNTON FARMS	401	81
2 STORY		\$42,960	No	/ /		THORNTON FARMS	401	81
2 STORY		\$43,676	No	/ /		THORNTON FARMS	401	81
2 STORY		\$44,169	No	/ /		THORNTON FARMS	401	81
2 STORY		\$42,960	No	/ /		THORNTON FARMS	401	81
2 STORY		\$42,244	No	/ /		THORNTON FARMS	401	93
2 STORY		\$42,244	No	/ /		THORNTON FARMS	401	93
2 STORY		\$54,341	No	/ /		THORNTON FARMS	401	93
2 STORY		\$42,960	No	/ /		THORNTON FARMS	401	94
2 STORY		\$44,021	No	/ /		THORNTON FARMS	401	93
2 STORY		\$65,872	No	/ /		THORNTON FARMS	401	94
2 STORY		\$42,960	No	/ /		THORNTON FARMS	401	94
2 STORY		\$57,757	No	/ /		THORNTON FARMS	401	90
2 STORY		\$68,020	No	/ /		THORNTON FARMS	401	91
2 STORY		\$42,960	No	/ /		THORNTON FARMS	401	91
2 STORY		\$42,960	No	/ /		THORNTON FARMS	401	94
2 STORY		\$45,824	No	/ /		THORNTON FARMS	401	94
2 STORY		\$48,031	No	/ /		THORNTON FARMS	401	94

2 STORY	\$45,057	No	/ /	THORNTON FARMS	401	95
2 STORY	\$46,540	No	/ /	THORNTON FARMS	401	94
2 STORY	\$42,960	No	/ /	THORNTON FARMS	401	94
2 STORY	\$42,960	No	/ /	THORNTON FARMS	401	86
2 STORY	\$42,960	No	/ /	THORNTON FARMS	401	86
2 STORY	\$44,392	No	/ /	THORNTON FARMS	401	86
2 STORY	\$50,619	No	/ /	THORNTON FARMS	401	86
2 STORY	\$43,676	No	/ /	THORNTON FARMS	401	86
2 STORY	\$60,860	No	/ /	THORNTON FARMS	401	86
2 STORY	\$43,676	No	/ /	THORNTON FARMS	401	91
2 STORY	\$42,960	No	/ /	THORNTON FARMS	401	91
2 STORY	\$46,540	No	/ /	THORNTON FARMS	401	90

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