

Fox Hills ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-17-310-005	148 FOX HILLS COURT	09/09/21	\$476,000	WD	03-ARM'S LENGTH	\$476,000	\$172,700	36.28
G -07-17-310-007	96 FOX HILLS COURT	04/16/21	\$444,000	WD	03-ARM'S LENGTH	\$444,000	\$211,400	47.61
<b>Totals:</b>			<b>\$920,000</b>			<b>\$920,000</b>	<b>\$384,100</b>	
							<b>Sale. Ratio =&gt;</b>	<b>41.75</b>
							<b>Std. Dev. =&gt;</b>	<b>8.01</b>

After Analysis, used 0.951 ECF for 2024

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$414,130	\$42,500	\$433,500	\$385,909	1.123	2,400	\$180.63	350	15.3434
\$516,065	\$42,500	\$401,500	\$491,760	0.816	2,867	\$140.04	350	15.3434
<b>\$930,195</b>		<b>\$835,000</b>	<b>\$877,669</b>			<b>\$160.33</b>		<b>1.8505</b>
			E.C.F. =>	<b>0.951</b>		Std. Deviation=>	<b>0.2169884</b>	
			Ave. E.C.F. =>	<b>0.970</b>		Ave. Variance=>	<b>15.3434</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		\$42,500	No	/ /		FOX HILLS	401	74
2 STORY		\$42,500	No	/ /		FOX HILLS	401	79

**15.81974614**

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