

Island Hills / Sec 1 N ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-01-105-028	2815 SAND HILL DR	07/07/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$199,600	45.89
G -07-01-105-045	2737 ISLAND HILLS DR	08/05/21	\$611,000	WD	03-ARM'S LENGTH	\$611,000	\$254,100	41.59
<b>Totals:</b>			<b>\$1,046,000</b>			<b>\$1,046,000</b>	<b>\$453,700</b>	
							<b>Sale. Ratio =&gt;</b>	<b>43.37</b>
							<b>Std. Dev. =&gt;</b>	<b>3.04</b>

After Analysis, Used 1.095 ECF for 2024

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$451,722	\$43,392	\$391,608	\$372,904	1.050	1,768	\$221.50	7898	3.9601
\$593,999	\$52,188	\$558,812	\$494,805	1.129	3,416	\$163.59	7898	3.9601
<b>\$1,045,721</b>		<b>\$950,420</b>	<b>\$867,709</b>			<b>\$192.54</b>		<b>0.5563</b>
			E.C.F. =>	<b>1.095</b>		Std. Deviation=>	<b>0.05600406</b>	
			Ave. E.C.F. =>	<b>1.090</b>		Ave. Variance=>	<b>3.9601</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		\$40,163	No	/ /		ISLAND HILLS	401	79
2 STORY		\$44,600	No	/ /		ISLAND HILLS	401	77

**3.633911666**

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**Site Characteristics** **Access** **Water Supply** **Sewer** **Property Restrictions** **Restriction Notes** **Waterfont View** **Waterfront**

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Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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