

Pinecrest ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-16-210-003	874 PINECREST DR	07/25/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$287,400	52.25
G -07-16-210-003	874 PINECREST DR	07/29/22	\$583,000	WD	03-ARM'S LENGTH	\$583,000	\$287,400	49.30
G -07-16-210-010	824 PINECREST DR	05/26/22	\$714,500	WD	03-ARM'S LENGTH	\$714,500	\$380,300	53.23
Totals:			\$1,847,500			\$1,847,500	\$955,100	
							Sale. Ratio =>	51.70
							Std. Dev. =>	2.05

After Analysis, Used 1.016 ECF for 2024

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$563,856	\$70,449	\$479,551	\$475,344	1.009	2,832	\$169.33	22	1.1546
\$563,856	\$70,449	\$512,551	\$475,344	1.078	2,832	\$180.99	22	5.7877
\$754,905	\$98,908	\$615,592	\$631,982	0.974	2,834	\$217.22	22	4.6331
\$1,882,617		\$1,607,694	\$1,582,670			\$189.18		0.4585
			E.C.F. =>	1.016		Std. Deviation=>	0.05305473	
			Ave. E.C.F. =>	1.020		Ave. Variance=>	3.8585	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		\$60,000	No	/ /		PINECREST	401	79
2 STORY		\$60,000	No	/ /		PINECREST	401	79
2 STORY		\$67,500	No	/ /		PINECREST	401	83

3.781343346