

Thornton Farms ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-24-401-016	8143 CYPRESS CIR	10/28/22	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$140,200	41.36
G -07-24-401-020	8127 CYPRESS CIR	04/28/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$156,400	37.24
G -07-24-401-021	8123 CYPRESS CIR	03/20/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$161,600	44.27
G -07-24-401-028	8221 CYPRESS WAY	07/07/22	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$130,300	39.60
G -07-24-401-034	8257 CYPRESS WAY	10/14/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$154,300	44.72
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 -07-24-401-070	8508 HAWTHORN HILL	07/06/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$152,900	38.71
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 -07-24-401-096	8383 REDWOOD TRAIL	06/30/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$170,800	42.71
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 -07-24-401-112	8609 MAGNOLIA WAY	05/20/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$149,300	36.41
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 -07-24-401-129	8524 HAWTHORN HILL	07/06/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$133,800	38.78
G -07-24-401-130	8528 HAWTHORN HILL	11/17/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$166,000	42.03
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 -07-24-401-138	8754 BOXELDER LANE	01/13/23	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$162,500	42.77
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 -07-24-401-146	8666 MAGNOLIA WAY	01/09/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$211,500	53.54
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 -07-24-401-155	8519 HAWTHORN HILL	07/14/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$131,000	35.89
G -07-24-401-156	8515 HAWTHORN HILL	06/17/22	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$130,500	34.99
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 -07-24-401-186	8669 MAGNOLIA WAY	04/25/22	\$405,100	WD	03-ARM'S LENGTH	\$405,100	\$164,100	40.51
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 -07-24-401-221	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 -07-24-401-223	8337 CRAB APPLE TR	07/01/22	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$124,300	36.78
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 -07-24-401-242	8374 CRAB APPLE TR	08/10/21	\$356,500	WD	03-ARM'S LENGTH	\$356,500	\$183,800	51.56
G -07-24-401-247	8373 CRAB APPLE TR	06/29/22	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$145,100	44.37

G -07-24-401-255	8357 CRAB APPLE TR	02/16/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$136,100	40.03
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 -07-24-401-264	8046 BEECHWOOD BLVD	06/17/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$135,400	37.61
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 -07-24-401-289	8059 BEECHWOOD BLVD	06/15/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$153,700	37.49
G -07-24-401-289	8059 BEECHWOOD BLVD	03/31/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$153,700	40.99
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 -07-24-401-303	8116 GINGKO WAY	10/04/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$145,200	39.78
G -07-24-401-313	8101 GINGKO WAY	05/13/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$143,500	36.79
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 -07-24-401-328	8202 BAYBERRY CT	08/29/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$142,600	35.65
G -07-24-401-334	8214 BAYBERRY CT	08/16/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$155,800	39.95
G -07-24-401-343	8229 BAYBERRY CT	03/29/23	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$156,300	42.59
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 -07-24-401-348	8219 BAYBERRY CT	04/15/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$154,000	37.11
G -07-24-401-349	8217 BAYBERRY CT	06/11/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$139,500	49.82
<b>Totals:</b>			<b>\$17,048,700</b>			<b>\$17,048,700</b>	<b>\$7,343,200</b>	
							<b>Sale. Ratio =&gt;</b>	<b>43.07</b>
							<b>Std. Dev. =&gt;</b>	<b>5.40</b>

After Analysis, Used 1.083 for ECF in 2024

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$319,922	\$95,584	\$243,416	\$213,249	1.141	1,770	\$137.52	24401	3.9738
\$356,293	\$77,044	\$342,956	\$265,446	1.292	2,320	\$147.83	24401	19.0274
\$355,496	\$77,044	\$287,956	\$264,688	1.088	1,800	\$159.98	24401	1.3819
\$297,122	\$81,190	\$247,810	\$205,259	1.207	1,770	\$140.01	24401	10.5581
\$351,348	\$78,909	\$266,091	\$258,972	1.027	2,320	\$114.69	24401	7.4238
\$327,851	\$94,923	\$257,077	\$221,414	1.161	1,782	\$144.26	24401	5.9341
\$348,261	\$80,368	\$314,632	\$254,651	1.236	2,020	\$155.76	24401	13.3815
\$361,990	\$77,044	\$279,956	\$270,861	1.034	2,280	\$122.79	24401	6.8149
\$389,398	\$105,139	\$294,761	\$270,208	1.091	2,174	\$135.58	24401	1.0860
\$324,103	\$77,044	\$245,456	\$234,847	1.045	2,012	\$122.00	24401	5.6552
\$328,442	\$74,424	\$335,576	\$241,462	1.390	1,840	\$182.38	24401	28.8042
\$292,002	\$77,195	\$230,805	\$204,189	1.130	1,385	\$166.65	24401	2.8623
\$295,442	\$79,746	\$265,254	\$205,034	1.294	1,385	\$191.52	24401	19.1980
\$377,901	\$77,662	\$317,338	\$285,398	1.112	2,320	\$136.78	24401	1.0187
\$388,226	\$76,660	\$265,340	\$296,165	0.896	2,600	\$102.05	24401	20.5808
\$370,112	\$77,044	\$302,856	\$278,582	1.087	2,040	\$148.46	24401	1.4591
\$326,746	\$77,044	\$253,956	\$237,359	1.070	2,050	\$123.88	24401	3.1804
\$396,467	\$77,044	\$272,856	\$303,634	0.899	2,612	\$104.46	24401	20.3091
\$481,091	\$77,535	\$317,465	\$383,608	0.828	2,280	\$139.24	24401	27.4150
\$273,350	\$78,280	\$226,720	\$185,428	1.223	1,230	\$184.33	24401	12.0961
\$298,756	\$79,132	\$285,868	\$208,768	1.369	1,770	\$161.51	24401	26.7583
\$288,043	\$77,044	\$295,956	\$200,569	1.476	1,400	\$211.40	24401	37.3853
\$364,802	\$74,924	\$282,076	\$275,549	1.024	2,120	\$133.05	24401	7.8040
\$374,676	\$95,806	\$309,294	\$265,086	1.167	2,320	\$133.32	24401	6.5045
\$403,464	\$77,991	\$267,009	\$309,385	0.863	2,755	\$96.92	24401	23.8694
\$398,322	\$115,712	\$216,788	\$268,641	0.807	2,332	\$92.96	24401	29.4745
\$391,320	\$119,420	\$206,080	\$258,460	0.797	2,052	\$100.43	24401	30.4388
\$354,403	\$76,160	\$238,840	\$264,490	0.903	2,052	\$116.39	24401	19.8703
\$274,807	\$76,160	\$261,840	\$188,828	1.387	1,380	\$189.74	24401	28.4933
\$320,593	\$81,104	\$228,796	\$227,651	1.005	1,820	\$125.71	24401	9.6697
\$427,923	\$82,340	\$274,160	\$328,501	0.835	2,604	\$105.28	24401	26.7147
\$320,536	\$74,160	\$252,840	\$234,198	1.080	1,380	\$183.22	24401	2.2125

\$310,701	\$76,160	\$263,840	\$222,948	1.183	1,820	\$144.97	24401	8.1691
\$339,402	\$76,160	\$240,840	\$250,230	0.962	1,820	\$132.33	24401	13.9251
\$298,649	\$75,160	\$284,840	\$212,442	1.341	1,380	\$206.41	24401	23.9064
\$412,565	\$79,624	\$255,376	\$316,484	0.807	2,719	\$93.92	24401	29.4809
\$350,823	\$83,968	\$326,032	\$253,664	1.285	2,052	\$158.88	24401	18.3563
\$350,823	\$83,968	\$291,032	\$253,664	1.147	2,052	\$141.83	24401	4.5585
\$374,848	\$78,388	\$241,612	\$281,806	0.857	2,360	\$102.38	24401	24.4356
\$320,033	\$71,966	\$293,034	\$235,805	1.243	1,380	\$212.34	24401	14.0970
\$327,427	\$83,169	\$306,831	\$232,184	1.321	1,812	\$169.33	24401	21.9771
\$371,459	\$108,052	\$221,948	\$250,387	0.886	2,034	\$109.12	24401	21.5306
\$314,829	\$79,780	\$320,220	\$223,431	1.433	1,380	\$232.04	24401	33.1471
\$355,207	\$76,160	\$313,840	\$265,254	1.183	2,032	\$154.45	24401	8.1443
\$356,426	\$76,160	\$290,840	\$266,413	1.092	2,032	\$143.13	24401	1.0036
\$354,817	\$77,396	\$242,604	\$263,708	0.920	2,040	\$118.92	24401	18.1754
\$351,026	\$76,160	\$338,840	\$261,279	1.297	2,032	\$166.75	24401	19.5123
\$299,023	\$76,160	\$203,840	\$211,847	0.962	1,380	\$147.71	24401	13.9522
<b>\$16,667,266</b>		<b>\$13,123,393</b>	<b>\$12,112,128</b>			<b>\$144.68</b>		<b>1.8234</b>
		<b>E.C.F. =&gt;</b>	<b>1.083</b>			<b>Std. Deviation=&gt;</b>	<b>0.1860435</b>	
		<b>Ave. E.C.F. =&gt;</b>	<b>1.102</b>			<b>Ave. Variance=&gt;</b>	<b>15.3276</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		\$92,700	No	//		THORNTON FARMS	401	80
2 STORY		\$74,160	No	//		THORNTON FARMS	401	80
RANCH		\$74,160	No	//		THORNTON FARMS	401	80
2 STORY		\$78,306	No	//		THORNTON FARMS	401	80
2 STORY		\$75,991	No	//		THORNTON FARMS	401	80
2 STORY		\$92,039	No	//		THORNTON FARMS	401	80
2 STORY		\$77,868	No	//		THORNTON FARMS	401	84
2 STORY		\$74,160	No	//		THORNTON FARMS	401	80
2 STORY		\$102,255	No	//		THORNTON FARMS	401	79
2 STORY		\$74,160	No	//		THORNTON FARMS	401	80
RANCH		\$72,924	No	//		THORNTON FARMS	401	80
RANCH		\$74,160	No	//		THORNTON FARMS	401	80
RANCH		\$74,160	No	//		THORNTON FARMS	401	80
2 STORY		\$74,160	No	//		THORNTON FARMS	401	80
2 STORY		\$74,160	No	//		THORNTON FARMS	401	84
2 STORY		\$74,160	No	//		THORNTON FARMS	401	80
2 STORY		\$74,160	No	//		THORNTON FARMS	401	80
2 STORY		\$74,160	No	//		THORNTON FARMS	401	80
2 STORY		\$74,160	No	//		THORNTON FARMS	401	80
2 STORY		\$75,396	No	//		THORNTON FARMS	401	80
2 STORY		\$76,248	No	//		THORNTON FARMS	401	80
RANCH		\$74,160	No	//		THORNTON FARMS	401	80
2 STORY		\$72,924	No	//		THORNTON FARMS	401	92
2 STORY		\$93,806	No	//		THORNTON FARMS	401	92
2 STORY		\$75,991	No	//		THORNTON FARMS	401	92
2 STORY		\$113,712	No	//		THORNTON FARMS	401	93
2 STORY		\$117,420	No	//		THORNTON FARMS	401	90
2 STORY		\$74,160	No	//		THORNTON FARMS	401	90
RANCH		\$74,160	No	//		THORNTON FARMS	401	92
2 STORY		\$79,104	No	//		THORNTON FARMS	401	93
2 STORY		\$80,340	No	//		THORNTON FARMS	401	93
RANCH		\$74,160	No	//		THORNTON FARMS	401	94

2 STORY	\$74,160	No	//	THORNTON FARMS	401	93
RANCH	\$74,160	No	//	THORNTON FARMS	401	93
RANCH	\$74,160	No	//	THORNTON FARMS	401	84
2 STORY	\$76,632	No	//	THORNTON FARMS	401	85
2 STORY	\$81,139	No	//	THORNTON FARMS	401	87
2 STORY	\$81,139	No	//	THORNTON FARMS	401	87
2 STORY	\$75,396	No	//	THORNTON FARMS	401	85
RANCH	\$69,137	No	//	THORNTON FARMS	401	87
2 STORY	\$80,340	No	//	THORNTON FARMS	401	86
2 STORY	\$105,060	No	//	THORNTON FARMS	401	85
RANCH	\$77,780	No	//	THORNTON FARMS	401	89
2 STORY	\$74,160	No	//	THORNTON FARMS	401	89
2 STORY	\$74,160	No	//	THORNTON FARMS	401	89
2 STORY	\$75,396	No	//	THORNTON FARMS	401	90
2 STORY	\$74,160	No	//	THORNTON FARMS	401	89
RANCH	\$74,160	No	//	THORNTON FARMS	401	89

**13.91239477**

---