

Pheasant Ridge, Meadows Area, Uplands, Suttons Lake, Trinkle, Pinecrest, Island 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 -07-01-105-028	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
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
<b>Totals:</b>			<b>\$2,893,500</b>			<b>\$2,893,500</b>	<b>\$1,408,800</b>	
							<b>Sale. Ratio =&gt;</b>	<b>48.69</b>
							<b>Std. Dev. =&gt;</b>	<b>4.79</b>

With lack of sales in the neighborhoods, expanded and used other neighborhoods in the township to establish the ECF for 2024

After Analysis, Used 1.044 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	0.2017
\$593,999	\$52,188	\$558,812	\$494,805	1.129	3,416	\$163.59	7898	8.1218
\$553,399	\$70,449	\$479,551	\$475,345	1.009	2,832	\$169.33	22	3.9291
\$553,399	\$70,449	\$512,551	\$475,345	1.078	2,832	\$180.99	22	3.0132
\$741,002	\$98,908	\$615,592	\$631,982	0.974	2,834	\$217.22	22	7.4075
<b>\$2,893,521</b>		<b>\$2,558,114</b>	<b>\$2,450,380</b>			<b>\$190.52</b>		<b>0.4174</b>
			<b>E.C.F. =&gt;</b>	<b>1.044</b>		<b>Std. Deviation=&gt;</b>	<b>0.06028973</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>1.048</b>		<b>Ave. Variance=&gt;</b>	<b>4.5347</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		\$40,163	No	/ /		ISLAND HILLS	401	79
2 STORY		\$44,600	No	/ /		ISLAND HILLS	401	77
2 STORY		\$60,000	No	/ /		PINECREST	401	79
2 STORY		\$60,000	No	/ /		PINECREST	401	79
2 STORY		\$67,500	No	/ /		PINECREST	401	83

4.326398452

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



Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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