

4070 4080 ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (sq)	Building Style	Property Class
41-16-25-409-010	265 SAGAMORE TRL SE	05/22/24	\$399,900	WD	03-ARMY'S LENGTH	\$399,900	\$175,800	43.96	\$391,153	\$138,286	\$251,614	\$155,997	1.666	1,152	\$227.10	4080	28,9110	1 STORY	401
41-16-25-409-015	395 SAGAMORE TRL SE	08/22/24	\$579,000	PTA	03-ARMY'S LENGTH	\$579,000	\$289,900	50.07	\$617,113	\$110,086	\$468,914	\$314,797	1.490	1,687	\$277.96	4080	11,2324	1 STORY	401
41-16-25-428-003	56 TIA TRL SE	07/31/23	\$370,000	WD	03-ARMY'S LENGTH	\$370,000	\$157,500	42.57	\$421,363	\$103,369	\$266,631	\$197,432	1.350	2,252	\$118.40	4080	2,6759	2 STORY	401
41-16-25-428-016	401 TIA TRL SE	11/22/23	\$330,000	WD	03-ARMY'S LENGTH	\$330,000	\$170,100	51.55	\$460,472	\$115,739	\$214,261	\$214,034	1.001	1,542	\$138.95	4080	37,6191	1 STORY	401
41-16-25-428-021	238 TIA TRL SE	09/11/24	\$489,900	WD	03-ARMY'S LENGTH	\$489,900	\$290,600	59.32	\$553,056	\$114,371	\$375,529	\$272,366	1.379	2,170	\$173.05	4080	0,1516	1 STORY	401
Totals:													\$2,168,800	\$1,083,900	\$187.09	0.24415101	0.4014		
													\$1,155,626	1.373	Std. Deviations=>	16.1180	Coefficient of Var=>	11.76300834	
													Ave. E.C.F. =>	1.377	Ave. Variance=>				
													Std. Dev. =>	6.70					

ECF USED 1.300