

4102 ECF STUDY

Pareil Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sales \$	Acd. Inhm Sold	Asld/Acq. Sale	Cur Appraisal	Land + Yrhd	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/sq. Ft.	Building Style	Land Value	Property Class		
41-16-34-312-008	12114 APPLE CART LN SE	08/02/23	\$590,000	WD	03 ARMY'S LENGTH	\$590,000	\$299,000	42.68	\$906,892	\$183,616	\$796,384	\$313,538	1.200	2,388	\$145.43	4102	1,940S_1 STORY	\$177,521	401	
41-16-34-312-015	12167 APPLE CART LN SE	08/18/23	\$530,000	WD	03 ARMY'S LENGTH	\$530,000	\$331,200	24.57	\$978,538	\$408,193	\$408,193	\$335,356	1.217	1,774	\$230.10	4102	1,906S_1 STORY	\$118,997	401	
41-16-34-312-019	12100 HARVEST HOMES DR SE	04/02/24	\$530,000	WD	03 ARMY'S LENGTH	\$530,000	\$245,400	46.30	\$564,307	\$109,530	\$420,470	\$376,872	1.248	1,972	\$213.22	4102	5,037A_1 STORY	\$89,159	401	
07/19/24	\$525,000	WD	03 ARMY'S LENGTH	\$525,000	\$271,400	51.70	\$566,530	\$421,646	\$376,464	1,158	2,528	\$376,464	1.158	2,528	\$171.14	4102	3,931T_2 STORY	\$80,113	401	
10/11/24	\$796,891	WD	03 ARMY'S LENGTH	\$796,891	\$46,800	6.91	\$722,417	\$145,214	\$531,677	\$427,558	1,344	2,660	\$427,558	1.344	2,660	\$198.39	4102	4,759S_1 STORY	\$135,439	401
41-16-34-312-055	12184 HARVEST HOMES DR SE	12/12/23	\$599,900	WD	03 ARMY'S LENGTH	\$599,900	\$158,800	26.47	\$701,074	\$198,622	\$440,238	\$471,046	1.098	1,964	\$224.15	4102	10,061I_1 STORY	\$148,320	401	
41-16-34-312-056	840 HARVEST HOMES CT SE	01/07/24	\$755,000	WD	03 ARMY'S LENGTH	\$755,000	\$125,800	21.88	\$609,505	\$108,637	\$466,363	\$370,008	1.257	2,528	\$184.48	4102	5,906Z_1 STORY	\$99,348	401	
08/04/23	\$755,000	WD	03 ARMY'S LENGTH	\$755,000	\$259,452	\$151,400	11.60	\$615,952	\$210,154	\$319,298	\$669,953	1.267	1,514	\$210.90	4102	13,555I_1 STORY	\$196,692	401		
09/07/24	\$629,430	WD	03 ARMY'S LENGTH	\$629,430	\$613,800	25.45	\$887,226	\$177,284	\$669,953	1,382	3,068	\$772,184	1.382	3,068	\$233.87	4102	6,935Z_2 STORY	\$105,892	401	
02/08/24	\$615,804	WD	03 ARMY'S LENGTH	\$615,804	\$28,500	4.69	\$651,733	\$105,083	\$530,111	\$260,000	\$225.71	4102	6,368S_1 STORY	\$95,581	401					
11/17/23	\$500,757	WD	03 ARMY'S LENGTH	\$500,757	\$28,800	5.71	\$602,753	\$104,008	\$496,749	1,074	1,588	\$496,749	1.074	1,588	\$249.84	4102	12,366B_1 STORY	\$84,391	401	
41-16-34-312-068	12179 HARVEST HOMES DR SE	04/24/23	\$566,805	WD	03 ARMY'S LENGTH	\$566,805	\$125,200	22.09	\$585,261	\$107,667	\$459,138	\$353,773	1.298	1,865	\$246.19	4102	10,040L_1 STORY	\$97,782	401	
05/23/24	\$566,805	WD	03 ARMY'S LENGTH	\$566,805	\$298,500	48.93	\$671,607	\$162,718	\$447,262	\$376,955	1,187	2,966	\$376,955	1,187	2,966	\$151.31	4102	1,121S_1 STORY	\$154,674	401
Totals:										\$9,393,855	\$4,740,733	\$4,934,059	\$3,930,733		\$206.52	0.077856237	6.3080	Coefficient of Var=>	5.26345672	
										E.C.F. =>	1.902	Std. Deviations=>	0.077856237							
										Std. Rate =>	1.198	Ave. E.C.F. =>	5.26345672							

ECF USED 1.100