

**R-08 RES ECF STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	
203-170-000-065-00	260 RIDGEWOOD CT	04/19/2021	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$113,700	81.21	\$227,475	\$35,007	\$104,993	\$184,356	0.570	1,616	\$64.97	'R-08	30.3932	1 STY		\$32,085	
203-170-000-070-00	248 RIDGEWOOD CT	07/16/2021	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$135,700	53.85	\$270,999	\$38,786	\$213,214	\$222,772	0.957	1,668	\$127.83	'R-08	8.3651	1 STY		\$32,085	
203-225-000-035-00	260 OAKWOOD CT	09/24/2020	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$208,100	83.24	\$416,140	\$33,909	\$216,091	\$366,121	0.590	2,299	\$93.99	'R-08	28.3227	1.5 STY		\$29,822	
203-225-000-035-00	260 OAKWOOD CT	03/29/2022	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$208,100	58.62	\$415,760	\$33,909	\$321,091	\$366,121	0.877	2,299	\$139.67	'R-08	0.3563	1.5 STY		\$29,822	
204-017-000-800-12	624 GREGMARK LN	05/10/2021	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$186,100	58.16	\$371,707	\$36,894	\$283,106	\$321,174	0.881	1,964	\$144.15	'R-08	0.8028	1+ STY		\$31,622	
204-050-000-014-00	829 SKYVIEW TRL	03/11/2022	\$305,450	WD	03-ARM'S LENGTH	\$305,450	\$138,900	45.47	\$277,430	\$38,386	\$267,064	\$229,335	1.165	2,073	\$128.83	'R-08	29.1070	BI-LEVEL		\$34,301	
204-050-000-020-00	940 SKYVIEW TRL	11/11/2020	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$153,900	61.56	\$307,518	\$36,204	\$213,796	\$260,231	0.822	2,108	\$101.42	'R-08	5.1882	2 STY		\$32,244	
204-050-000-038-00	950 WHITETAIL CT	03/21/2022	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$146,900	39.70	\$293,474	\$36,227	\$333,773	\$246,733	1.353	1,680	\$198.67	'R-08	47.9325	1 STY		\$32,540	
204-080-000-045-00	947 SOUTHVIEW	08/21/2020	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$149,400	61.23	\$298,497	\$32,712	\$211,288	\$254,851	0.829	1,710	\$123.56	'R-08	4.4380	1 STY		\$29,705	
204-080-000-060-00	919 SOUTHVIEW	08/24/2020	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$145,100	58.98	\$289,512	\$39,390	\$206,610	\$240,173	0.860	1,664	\$124.16	'R-08	1.3190	1 STY		\$30,012	
204-080-000-115-00	931 HIGHLAND DR	06/10/2020	\$236,750	WD	03-ARM'S LENGTH	\$236,750	\$156,800	66.23	\$313,615	\$32,203	\$204,547	\$269,551	0.759	1,964	\$104.15	'R-08	11.4601	2 STY		\$29,705	
204-080-000-140-00	952 HIGHLAND DR	03/17/2021	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$145,800	56.95	\$291,159	\$35,492	\$220,508	\$245,264	0.899	2,588	\$85.20	'R-08	2.5619	1 STY		\$31,305	
204-600-000-400-30	603 GREGMARK LN	08/20/2021	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$143,200	63.64	\$285,926	\$30,720	\$194,280	\$244,870	0.793	1,592	\$122.04	'R-08	8.0044	1 STY		\$26,032	
Totals:			\$3,450,200			\$3,450,200	\$2,031,700		\$4,059,212		\$2,990,361	\$3,451,552			\$119.90		0.7063				
								Sale. Ratio =>	58.89			E.C.F. =>	0.866	Std. Deviation=>		0.20800118					
								Std. Dev. =>	11.96			Ave. E.C.F. =>	0.873	Ave. Variance=>		13.7116	Coefficient of Var=>		15.69834792		

**USE 0.86**