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Blissfield Heights ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-420-0090-00	405 EAST BLVD	3/19/2024	\$182,250	WD	03-ARMS LENGTH	\$182,250	\$72,900	40.00
BL2-420-0260-00	438 SOUTH ST	9/6/2023	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$111,400	42.04
Totals:						\$447,250	\$184,300	
						Sale. Ratio =>	41.21	
						Std. Dev. =>	1.44	

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$174,400	\$16,379	\$165,871	\$143,917	1.153	1,326	\$125.09	'BHT	2.2525
\$262,903	\$20,355	\$244,645	\$220,899	1.107	2,304	\$106.18	'BHT	2.2525
\$437,303		\$410,516	\$364,816			\$115.64		0.4753
				E.C.F. => 1.125		Std. Deviation=>	0.031854572	
				Ave. E.C.F. => 1.130		Ave. Variance=>	2.2525	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.	Building Occupancy
CAPE COD	\$12,500	BLISSFIELD HIEGHTS	401	60	Single Family
TWO STORY	\$13,000	BLISSFIELD HIEGHTS	401	73	Single Family

1.993287777

Blissfield Heights Land Analysis

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								41.21
								1.44

Sale. Ratio =>

Std. Dev. =>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$178,286	\$16,464	\$12,500	0.25	0.25	\$65,856	\$1.51	BHT	2666-0611
\$268,868	\$9,132	\$13,000	0.26	0.26	\$35,123	\$0.81	BHT	2659-0792
\$447,154	\$25,596	\$25,500	0.51	0.51				
			Average		Average			
			per Net Acre=>		50,188.24 per SqFt=>		\$1.15	

Land Table

Class

BLISSFIELD HIEGHTS

401

BLISSFIELD HIEGHTS

401
