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West Brooke Condo ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
BL2-800-0200-00	676 KOREY'S CIR	12/17/2024	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$128,600	47.11
Totals:			\$273,000			\$273,000	\$128,600	47.11
							Sale. Ratio =>	47.11

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$272,789	\$7,000	\$266,000	\$256,305	1.038	1,510	\$176.16	WB CO	0.0000
\$272,789		\$266,000	\$256,305			\$176.16		0.0000
				E.C.F. =>				1.038
				Ave. E.C.F. =>				1.038

Building Style	Land Value	Land Table	Property Class	Building Depr.	Building Occupancy
CONDO	\$7,000	WEST BROOKE CONDO	401		93 Single Family

West Brooke Condo Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	
BL2-800-0200-00	676 KOREY'S CIR	12/17/2024	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$128,600	47.11	
Totals:			\$273,000			\$273,000	\$128,600	47.11	
								Sale. Ratio =>	47.11
								Std. Dev. =>	#DIV/0!

Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Libert/Page	Land Table	Class	Rate Group 1
\$273,046	\$6,954	\$7,000	'WB CO	2677/0068	WEST BROOKE CONDO	401	CONDO
\$273,046	\$6,954	\$7,000					