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West Brooke ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
BL2-750-0070-00	700 SOUTH BROOKE CIRCLE	3/8/2024	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$140,700
BL2-750-0190-00	240 WEST BROOKE LN	5/30/2023	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$145,500
BL2-750-0240-00	300 W BROOKE LN	4/26/2024	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$165,400
Totals:			\$1,017,000			\$1,017,000	\$451,600

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
42.25	\$330,441	\$21,700	\$311,300	\$331,267	0.940	2,168	\$143.59	'BWB
44.36	\$355,686	\$35,764	\$292,236	\$343,263	0.851	2,243	\$130.29	'BWB
46.46	\$358,391	\$22,500	\$333,500	\$360,398	0.925	2,094	\$159.26	'BWB
	\$1,044,518		\$937,036	\$1,034,928			\$144.38	
44.41					E.C.F. => 0.905		Std. Deviation=>	0.047426519
2.10					Ave. E.C.F. => 0.905		Ave. Variance=>	3.6088

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	Building Occupancy
3.4246	TWO STORY	\$19,200	WEST BROOKE	401		92 Single Family
5.4132	CONTEMPORARY	\$26,400	WEST BROOKE	401		79 Single Family
1.9886	RANCH	\$20,000	WEST BROOKE	401		92 Single Family
0.0068						

Coefficient of Var=> 3.985531602

West Brooke Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
BL2-750-0050-00	218 WEST BROOKE LN	5/1/2023	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$11,600
BL2-750-0070-00	700 SOUTH BROOKE CIRCLE	3/8/2024	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$140,700
BL2-750-0190-00	240 WEST BROOKE LN	5/30/2023	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$145,500
BL2-750-0240-00	300 W BROOKE LN	4/26/2024	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$165,400
Totals:			\$1,031,000			\$1,031,000	\$463,200

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libor/Page
82.86	\$23,200	\$14,000	\$23,200	0.29	0.29	\$48,276	\$1.11	'BWB 2654-0570	
42.25	\$321,497	\$30,703	\$19,200	0.24	0.24	\$127,929	\$2.94	'BWB 2665-0685	
44.36	\$346,418	\$7,982	\$26,400	0.33	0.33	\$24,188	\$0.56	'BWB 2655-0597	
46.46	\$348,660	\$27,340	\$20,000	0.25	0.25	\$109,360	\$2.51	'BWB 2668-0580	
	\$1,039,775	\$80,025	\$88,800	1.11	1.11				
44.93				Average		Average			
19.33				per Net Acre=>	72,094.59	per SqFt=>			\$1.66

Land Table	Class
WEST BROOKE	402
WEST BROOKE	401
WEST BROOKE	401
WEST BROOKE	401
