

2025 ECF ANALYSIS-17F

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-17-278-024	4599 HYCLIFFE	08/02/23	\$920,000	WD	03-ARM'S LENGTH	\$920,000	\$455,270	49.49
88-20-17-328-015	1063 PADDOCK	10/19/22	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$419,670	53.46
		Totals:	\$1,705,000			\$1,705,000	\$874,940	
							Sale. Ratio =>	51.32
							Std. Dev. =>	2.81

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$910,548	\$198,564	\$721,436	\$658,026	1.096	3,319	\$217.37	17F	5.1871
\$839,348	\$181,416	\$603,584	\$608,070	0.993	2,877	\$209.80	17F	5.1871
\$1,749,896		\$1,325,020	\$1,266,096			\$213.58		0.2047
		E.C.F. =>	1.047			Std. Deviation=>	0.07335669	
		Ave. E.C.F. =>	1.044			Ave. Variance=>	5.1871	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
COLONIAL		\$163,274	No	/ /		R-1B	401	72
COLONIAL		\$181,416	No	/ /		R-1B	401	74

4.966142107

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
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Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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