

**2025 ECF ANALYSIS-23E**

| Parcel Number    | Street Address | Sale Date | Sale Price         | Instr. | Terms of Sale   | Adj. Sale \$       | Cur. Asmnt.      | Asd/Adj. Sale            | Cur. Appraisal     |
|------------------|----------------|-----------|--------------------|--------|-----------------|--------------------|------------------|--------------------------|--------------------|
| 88-20-23-351-006 | 1063 BOYD      | 08/31/23  | \$575,000          | WD     | 03-ARM'S LENGTH | \$575,000          | \$300,430        | 52.25                    | \$600,850          |
| 88-20-23-351-007 | 1075 BOYD      | 08/18/23  | \$599,900          | WD     | 03-ARM'S LENGTH | \$599,900          | \$302,790        | 50.47                    | \$605,586          |
| 88-20-23-352-009 | 1040 BOYD      | 02/23/24  | \$345,000          | WD     | 03-ARM'S LENGTH | \$345,000          | \$149,080        | 43.21                    | \$298,167          |
| <b>Totals:</b>   |                |           | <b>\$1,519,900</b> |        |                 | <b>\$1,519,900</b> | <b>\$752,300</b> |                          | <b>\$1,504,603</b> |
|                  |                |           |                    |        |                 |                    |                  | <b>Sale. Ratio =&gt;</b> | <b>49.50</b>       |
|                  |                |           |                    |        |                 |                    |                  | <b>Std. Dev. =&gt;</b>   | <b>4.79</b>        |

| Land + Yard        | Bldg. Residual | Cost Man. \$             | E.C.F.       | Floor Area | \$/Sq.Ft.                  | ECF Area           | Dev. by Mean (%)               | Building Style     | Use Code |
|--------------------|----------------|--------------------------|--------------|------------|----------------------------|--------------------|--------------------------------|--------------------|----------|
| \$119,661          | \$455,339      | \$345,682                | 1.317        | 2,351      | \$193.68                   | 23E                | 15.8511                        | COLONIAL           |          |
| \$119,661          | \$480,239      | \$349,084                | 1.376        | 2,364      | \$203.15                   | 23E                | 10.0019                        | COLONIAL           |          |
| \$107,694          | \$237,306      | \$136,834                | 1.734        | 1,621      | \$146.39                   | 23E                | 25.8530                        | BUNGALOW           |          |
| <b>\$1,172,884</b> |                | <b>\$831,600</b>         |              |            | <b>\$181.07</b>            |                    | <b>6.5336</b>                  |                    |          |
|                    |                | <b>E.C.F. =&gt;</b>      | <b>1.410</b> |            | <b>Std. Deviation=&gt;</b> | <b>0.225795795</b> |                                |                    |          |
|                    |                | <b>Ave. E.C.F. =&gt;</b> | <b>1.476</b> |            | <b>Ave. Variance=&gt;</b>  | <b>17.2354</b>     | <b>Coefficient of Var=&gt;</b> | <b>11.67919589</b> |          |

| Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. | Site Characteristics | Access |
|------------|--------------|------------|-----------------------|------------|----------------|----------------|----------------------|--------|
| \$119,661  | No           | / /        |                       | R-1E       | 401            | 93             |                      |        |
| \$119,661  | No           | / /        |                       | R-1E       | 401            | 93             |                      |        |
| \$107,694  | No           | / /        |                       | R-1E       | 401            | 50             |                      |        |

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| Water Supply | Sewer | Property Restrictions | Restriction Notes | Waterfont View | Waterfront | Waterfront Name | Waterfront Ownership |
|--------------|-------|-----------------------|-------------------|----------------|------------|-----------------|----------------------|
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| Waterfront Influences | Bottom Character |
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