

Parcel Number	reet Addrre	Sale Date	Adj. Sale \$	%sd. when Sold/Adj. %Cur.	Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
4703-03-101-012	11553 KOT	03/29/23	\$290,000	30.34	\$213,842	\$62,572	\$227,428	\$137,518	1.654	1,800	\$126.35
4703-03-101-023	11501 KOT	08/30/21	\$255,000	36.20	\$262,414	\$69,067	\$185,933	\$175,770	1.058	1,138	\$163.39
4703-03-101-029	11467 KOT	01/03/22	\$200,000	33.20	\$350,933	\$69,067	\$130,933	\$256,242	0.511	1,445	\$90.61
4703-03-101-037	11421 KOT	05/27/22	\$162,000	92.59	\$316,673	\$243,600	(\$81,600)	\$67,899	(1.202)	605	(\$134.88)
4703-19-101-010	8689 HIDD	09/28/22	\$280,000	47.00	\$308,397	\$114,063	\$165,937	\$176,667	0.939	1,696	\$97.84
4703-19-101-015	8669 HIDD	07/15/21	\$242,000	49.88	\$290,743	\$106,364	\$135,636	\$167,617	0.809	1,368	\$99.15
Totals:			\$1,429,000	\$649,000	\$1,743,002		\$764,267	\$981,714	E.C.F. => 0.779		
			Sale. Ratio => 45.42						Ave. E.C.F. => 0.628		
			Std. Dev. => 23.08								

~~1.2025~~ outlier

1.511
 1.809
 1.939
 1.058
 1.654

4,971 ÷ 5 = 994.2
 Mean

511 ≥ 1.058
 Range

N/A
 Mode

owner
 Major
 Desirable
 2017

1.1



Parcel Number	Acct Addr	Sale Date	Adj. Sale \$	sd. when Sold	Adj. Si. Cur.	Appraisal	Land Value	Residua	Est. From	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	and Tab
4703-03-101-012	11553 KC	03/29/23	\$290,000	\$88,000	30.34	\$197,340	\$60,200	\$152,860	43.0	100.0	0.10	0.10	\$3,555	\$1,498,627	ryan
4703-03-101-023	11501 KC	08/30/21	\$255,000	\$92,300	36.20	\$241,322	\$69,067	\$82,745	49.3	149.0	0.17	0.17	\$1,677	\$492,530	ryan
4703-03-101-029	11467 KC	01/03/22	\$200,000	\$66,400	33.20	\$320,184	\$69,067	(\$51,117)	49.3	138.0	0.16	0.16	(\$1,036)	(\$329,787)	ryan
4703-03-101-037	11421 KC	05/27/22	\$162,000	\$150,000	92.59	\$310,141	\$243,600	\$95,459	290.0	147.0	0.96	0.96	\$329	\$99,230	ryan
4703-17-300-013	INDIAN H	04/21/21	\$125,000	\$27,900	22.32	\$81,000	\$81,000	\$125,000	0.0	0.0	10.00	10.00	#DIV/0!	\$12,500	rural
4703-17-300-014	INDIAN H	11/28/22	\$167,000	\$67,500	40.42	\$135,000	\$135,000	\$167,000	0.0	0.0	10.00	10.00	#DIV/0!	\$16,700	rural
4703-19-101-010	8689 HID	09/28/22	\$280,000	\$131,600	47.00	\$287,197	\$104,803	\$112,000	80.0	118.0	0.22	0.22	\$1,310	\$482,963	hidden
4703-19-101-015	8669 HID	07/15/21	\$242,000	\$120,700	49.88	\$270,629	\$106,364	\$77,735	76.0	173.0	0.30	0.30	\$1,023	\$260,856	hidden

Totals: \$1,721,000 \$744,400 \$1,842,813 \$754,485 \$876,298 587.6 21.90 21.90
 Sale. Ratio = 43.25 Average
 Std. Dev. => 21.55 per Net A= 34,448.22

4360
 828

1003333333
 11310
 1677
 3557
 office
 office
 4010/3
 1400

2024
 1400



2024db rural wf ecf beg

Parcel Number	reet	Address	Sale Date	Adj. Sale \$	Asd. when Sold	Adj. Sa	Cur. Appraisal	Land + Yard	Igd. Residu	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
4703-03-101-012	11553	KOT	03/29/23	\$290,000	\$88,000	30.34	\$197,340	\$62,572	\$227,428	\$137,518	1.654	1,800	\$126.35	00005
4703-03-101-023	11501	KOT	08/30/21	\$255,000	\$92,300	36.20	\$241,322	\$69,067	\$185,933	\$175,770	1.058	1,138	\$163.39	00005
4703-03-101-029	11467	KOT	01/03/22	\$200,000	\$66,400	33.20	\$320,184	\$69,067	\$130,933	\$256,242	0.511	1,445	\$90.61	00005
4703-19-101-010	8689	HIDD	09/28/22	\$280,000	\$131,600	47.00	\$287,197	\$114,063	\$165,937	\$176,667	0.939	1,696	\$97.84	00002
4703-19-101-015	8669	HIDD	07/15/21	\$242,000	\$120,700	49.88	\$270,629	\$106,364	\$135,636	\$167,617	0.809	1,368	\$99.15	00002

Totals:

				\$1,267,000	\$499,000	39.38	\$1,316,672		\$845,867	\$913,815	0.926		\$115.47	0.4212691
						8.63					Ave. E.C.F. = 0.994			Ave. Variati
														#REF!

.511
 .809
 .639
 .1058
 .1199
 .005
 = .012691
 #REF!

