

Whittaker Woods ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-8500-0007-00-3	19489 KLUVER RD	03/22/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$592,941
13-8500-0009-00-6	19509 KLUVER RD	05/14/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$454,007
13-8500-0010-00-4	19519 KLUVER RD	05/21/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$388,175
<b>Totals:</b>			<b>\$1,520,000</b>			<b>\$1,520,000</b>	<b>\$1,435,123</b>

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Final Conclusion .66

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$116,371	\$333,629	\$777,439	0.429	3,644	\$91.56	18500
\$112,385	\$487,615	\$557,295	0.875	2,660	\$183.31	18500
\$100,005	\$369,995	\$470,098	0.787	3,052	\$121.23	18500
	<b>\$1,191,239</b>	<b>\$1,804,832</b>			<b>\$132.03</b>	
		<b>E.C.F. =&gt;</b>	<b>0.660</b>		<b>Std. Deviation=&gt;</b>	<b>0.236149021</b>
		<b>Ave. E.C.F. =&gt;</b>	<b>0.697</b>		<b>Ave. Variance=&gt;</b>	<b>17.8611</b>

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
26.7916	Colonial/2Stry		\$100,005	No	/ /
17.7912	SingleFamily		\$100,005	No	/ /
9.0004	SingleFamily		\$100,005	No	/ /
<b>3.7027</b>					

**Coefficient of Var=> 25.62365401**

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	WHITTAKER WOODS	401	92
	WHITTAKER WOODS	401	99
	WHITTAKER WOODS	401	97

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