

2023 ECF ANALYSIS - BRIAR HILLS 5-YEAR

	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
100-B20-000-011-00	2038 CRESCENT DR	11/16/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$64,900	38.18	\$187,318	\$47,500	\$122,500	\$145,492	0.842	2,328	\$52.62	BRH	11.7880	RANCH	\$47,500
100-B21-000-029-00	4688 S ELM DR	06/13/19	\$183,900	WD	03-ARM'S LENGTH	\$183,900	\$66,300	36.05	\$187,476	\$50,000	\$133,900	\$143,055	0.936	1,633	\$82.00	BRH	2.3847	RANCH	\$50,000
100-B21-000-036-00	2029 BRIAR DR	08/10/18	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$79,700	33.91	\$219,601	\$78,778	\$156,222	\$146,538	1.066	2,112	\$73.97	BRH	10.6236	BI-LEVEL	\$55,000
100-B22-000-043-00	4641 DAVID CT	09/24/18	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$97,800	41.62	\$277,106	\$59,713	\$175,287	\$226,215	0.945	2,558	\$68.53	BRH	1.4850	2ST/TRADITIONAL	\$57,500
100-B22-000-045-00	4661 DAVID CT	04/02/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$101,900	42.64	\$242,202	\$56,729	\$182,271	\$193,000	0.944	2,622	\$69.52	BRH	1.5440	TRI LEVEL	\$55,000
100-B22-000-051-00	4651 DALE CT	01/27/20	\$245,500	WD	33-TO BE DETERMINED	\$245,500	\$84,000	34.22	\$221,041	\$61,500	\$184,000	\$166,016	1.108	1,852	\$99.35	BRH	14.8480	RANCH	\$61,500
100-B22-000-056-00	2088 REPPUHN DR	10/07/19	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$82,500	45.86	\$216,374	\$49,000	\$130,900	\$174,167	0.852	2,026	\$64.61	BRH	10.7850	RANCH	\$49,000
100-B22-000-058-00	2070 REPPUHN DR	09/04/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$106,900	41.12	\$260,773	\$52,540	\$207,460	\$216,684	0.985	3,060	\$67.80	BRH	2.5150	CAPE COD	\$49,000
Totals:			\$1,748,300			\$1,748,300	\$684,000		\$1,811,891		\$1,292,540	\$1,411,167			\$72.30		2.5150		
								Sale. Ratio =>	39.12				E.C.F. =>	0.985		Std. Deviatio	0.092982		
								Std. Dev. =>	4.30				Ave. E.C.F. =>	0.960		Ave. Varianci	6.9967	Coefficient of Var=>	7.28932609

2023 USED: .985 ECF - BRIAR HILLS ONLY