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Palmyra Village ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
PA0-700-0061-00	6315 PALMYRA RD	06/01/23	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$45,600	32.92
PA0-700-0071-00	6343 PALMYRA RD	06/05/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$76,900	38.47
PA0-700-0333-00	6442 PALMYRA RD	07/17/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$55,900	65.76
PA0-700-0370-00	6427 ROUGET RD	04/13/23	\$147,900	WD	03-ARM'S LENGTH	\$147,900	\$53,200	35.97
PA0-700-0480-00	6377 LENAWE E ST	06/29/23	\$24,000	MLC	03-ARM'S LENGTH	\$24,000	\$14,800	61.67
PA0-700-0920-00	6357 E US-223	03/19/25	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$34,900	63.45
PA0-700-0930-00	6347 E US-223	05/28/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$81,000	33.06
Totals:						\$895,300	\$362,300	
							Sale. Ratio =>	40.47
							Std. Dev. =>	15.41

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$126,816	\$8,880	\$129,620	\$119,248	1.087	946	\$137.02	PVILL	17.5721
\$194,599	\$12,682	\$187,218	\$183,940	1.018	1,888	\$99.16	PVILL	10.6559
\$131,875	\$9,401	\$75,599	\$123,836	0.610	912	\$82.89	PVILL	30.0784
\$126,360	\$6,849	\$141,051	\$120,840	1.167	1,150	\$122.65	PVILL	25.5992
\$35,870	\$4,931	\$19,069	\$31,283	0.610	2,590	\$7.36	PVILL	30.1698
\$88,568	\$4,440	\$50,560	\$85,064	0.594	803	\$62.96	PVILL	31.6882
\$192,331	\$20,618	\$224,382	\$173,623	1.292	1,646	\$136.32	PVILL	38.1093
\$896,419		\$827,499	\$837,834			\$92.62		7.6404
E.C.F. =>				0.988	Std. Deviation=>		0.29858088	
Ave. E.C.F. =>				0.911	Ave. Variance=>		26.2676	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
RANCH	\$7,890	PALMYRA VILLAGE	401	69
TWO-STORY	\$11,220	PALMYRA VILLAGE	401	59
TWO-STORY	\$6,750	PALMYRA VILLAGE	401	62
TWO-STORY	\$4,830	PALMYRA VILLAGE	401	62
TWO-STORY	\$2,805	PALMYRA VILLAGE	401	11
RANCH	\$3,450	PALMYRA VILLAGE	401	59
TWO-STORY	\$16,250	PALMYRA VILLAGE	401	62

28.82552759

Palmyra Village Land Analysis

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PAO-700-0061-00	6315 PALMYRA RD	06/01/23	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$45,600	32.92
PAO-700-0071-00	6343 PALMYRA RD	06/05/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$76,900	38.47
PAO-700-0333-00	6442 PALMYRA RD	07/17/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$55,900	65.76
PAO-700-0370-00	6427 ROUGET RD	04/13/23	\$147,900	WD	03-ARM'S LENGTH	\$147,900	\$53,200	35.97
PAO-700-0480-00	6377 LENAWEET ST	06/29/23	\$24,000	MLC	03-ARM'S LENGTH	\$24,000	\$14,800	61.67
PAO-700-0920-00	6357 E US-223	03/19/25	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$34,900	63.45
PAO-700-0930-00	6347 E US-223	05/28/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$81,000	33.06
PAO-700-1121-00	4000 ROBB HWY	04/25/23	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$8,500	68.00
Totals:			\$907,800			\$907,800	\$370,800	

Sale. Ratio => 40.85
 Std. Dev. => 16.03

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
\$126,816	\$19,574	\$7,890	0.0	0.0	0.53	0.53	\$37,213	\$0.85	PVILL
\$194,599	\$16,521	\$11,220	0.0	0.0	0.75	0.75	\$22,087	\$0.51	PVILL
\$131,875	(\$40,125)	\$6,750	0.0	0.0	0.45	0.45	(\$89,167)	(\$2.05)	PVILL
\$126,360	\$26,370	\$4,830	0.0	0.0	0.32	0.32	\$81,894	\$1.88	PVILL
\$35,870	(\$9,065)	\$2,805	0.0	0.0	0.19	0.19	(\$48,476)	(\$1.11)	PVILL
\$88,568	(\$30,118)	\$3,450	0.0	0.0	0.23	0.23	(\$130,948)	(\$3.01)	PVILL
\$192,331	\$68,919	\$16,250	0.0	0.0	1.25	1.25	\$55,135	\$1.27	PVILL
\$12,750	\$12,500	\$12,750	0.0	0.0	0.85	0.85	\$14,706	\$0.34	PVILL
\$909,169	\$64,576	\$65,945	0.0		4.56	4.56			
Average		Average		Average		Average		Average	
per FF=>		#DIV/0!		per Net Acre=>		14,152.09 per SqFt=>		\$0.32	

Liber/Page	Land Table	Class
2655-760	PALMYRA VILLAGE	401
2670-42	PALMYRA VILLAGE	401
2657-306	PALMYRA VILLAGE	401
2653-931	PALMYRA VILLAGE	401
2657-52	PALMYRA VILLAGE	401
2681-64	PALMYRA VILLAGE	401
2669-727	PALMYRA VILLAGE	401
2654-459	PALMYRA VILLAGE	402
