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Palmvra Platted ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
PAO-420-0090-00	3400 HUMPHREY HWY	03/14/24	\$155,000	CD	03-ARM'S LENGTH	\$155,000	\$77,100	49.74
PAO-420-0180-00	3320 HUMPHREY HWY	08/10/23	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$59,700	35.96
PAO-420-0460-00	3325 MANOR DR	05/02/24	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$62,200	34.75
PAO-420-0500-00	3240 MANOR DR	10/10/24	\$171,900	WD	03-ARM'S LENGTH	\$171,900	\$73,500	42.76
PAO-420-0540-00	3160 MANOR DR	04/04/24	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$63,000	35.02
PAO-440-0110-00	3684 DEERFIELD RD	07/07/23	\$135,300	WD	03-ARM'S LENGTH	\$135,300	\$80,400	59.42
PAO-440-0181-00	3844 DEERFIELD RD	07/16/24	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$74,000	50.17
PAO-440-0210-00	3904 DEERFIELD RD	09/11/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$104,000	45.22
Totals:						\$1,364,600	\$593,900	

Sale. Ratio => 43.52

Std. Dev. => 8.80

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$172,817	\$18,316	\$136,684	\$132,847	1.029	1,242	\$110.05	PPLAT	20.7373
\$134,964	\$16,280	\$149,720	\$102,050	1.467	915	\$163.63	PPLAT	23.0870
\$136,122	\$21,189	\$157,811	\$98,825	1.597	1,108	\$142.43	PPLAT	36.0624
\$163,224	\$24,530	\$147,370	\$119,255	1.236	1,235	\$119.33	PPLAT	0.0505
\$140,524	\$26,450	\$153,450	\$98,086	1.564	1,108	\$138.49	PPLAT	32.8187
\$185,146	\$13,462	\$121,838	\$147,622	0.825	1,475	\$82.60	PPLAT	41.0917
\$167,998	\$19,712	\$127,788	\$127,503	1.002	1,048	\$121.94	PPLAT	23.4021
\$228,914	\$31,313	\$198,687	\$169,906	1.169	1,339	\$148.38	PPLAT	6.6865
\$1,329,709		\$1,193,348	\$996,094			\$128.36		3.8228
				E.C.F. =>	1.198	Std. Deviation=>	0.28338522	
				Ave. E.C.F. =>	1.236	Ave. Variance=>	22.9920	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
TWO-STORY	\$17,250	PALMYRA PLATTED	401	63
TWO-STORY	\$15,250	PALMYRA PLATTED	401	63
TWO-STORY	\$18,750	PALMYRA PLATTED	401	62
TWO-STORY	\$23,500	PALMYRA PLATTED	401	63
TWO-STORY	\$25,420	PALMYRA PLATTED	401	59
RANCH	\$12,000	PALMYRA PLATTED	401	59
RANCH	\$18,250	PALMYRA PLATTED	401	59
RANCH	\$26,380	PALMYRA PLATTED	401	62

18.59809464

Palmyra Platted Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
PA0-420-0090-00	3400 HUMPHREY HWY	03/14/24	\$155,000	CD	03-ARM'S LENGTH	\$155,000	\$77,100	49.74
PA0-420-0180-00	3320 HUMPHREY HWY	08/10/23	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$59,700	35.96
PA0-420-0460-00	3325 MANOR DR	05/02/24	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$62,200	34.75
PA0-420-0500-00	3240 MANOR DR	10/10/24	\$171,900	WD	03-ARM'S LENGTH	\$171,900	\$73,500	42.76
PA0-420-0540-00	3160 MANOR DR	04/04/24	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$63,000	35.02
PA0-440-0110-00	3684 DEERFIELD RD	07/07/23	\$135,300	WD	03-ARM'S LENGTH	\$135,300	\$80,400	59.42
PA0-440-0181-00	3844 DEERFIELD RD	07/16/24	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$74,000	50.17
PA0-440-0210-00	3904 DEERFIELD RD	09/11/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$104,000	45.22
Totals:			\$1,364,600			\$1,364,600	\$593,900	

Sale. Ratio => 43.52

Std. Dev. => 8.80

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$172,817	(\$567)	\$17,250	0.69	0.69	(\$822)	(\$0.02)	PPLAT	2668-75
\$134,964	\$46,286	\$15,250	0.61	0.61	\$75,879	\$1.74	PPLAT	2658-645
\$136,122	\$61,628	\$18,750	0.75	0.75	\$82,171	\$1.89	PPLAT	2668-797
\$163,224	\$32,176	\$23,500	0.94	0.94	\$34,230	\$0.79	PPLAT	2674-656
\$140,524	\$64,796	\$25,420	1.14	1.14	\$56,839	\$1.30	PPLAT	2668-89
\$185,146	(\$37,846)	\$12,000	0.48	0.48	(\$78,846)	(\$1.81)	PPLAT	2657-454
\$167,998	(\$2,248)	\$18,250	0.73	0.73	(\$3,079)	(\$0.07)	PPLAT	2671-541
\$228,914	\$27,466	\$26,380	1.46	1.46	\$18,812	\$0.43	PPLAT	2674-67
\$1,329,709	\$191,691	\$156,800	6.80	6.80	Average	Average		
			per Net Acre=>	28,189.85	per SqFt=>	\$0.65		

