

Cooper Meadows

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	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	Land Table	Property Class	Building Depr.	
02-30-230-011	3528 ST LUKE	05/16/23	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$178,900	56.61	\$376,233	\$47,905	\$268,095	\$315,700	0.849	2,196	\$122.08	CPR M	6.7883	TWO STORY	\$42,753	COOPERS MEADOWS *	401	94	
02-30-230-020	6736 RAPIDS WAY	08/12/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$286,150	49.77	\$603,776	\$61,900	\$513,100	\$521,035	0.985	3,416	\$150.20	CPR M	6.7680	TWO STORY	\$54,873	COOPERS MEADOWS *	401	96	
02-30-230-032	3782 LIVERPOOL	02/13/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$205,850	52.78	\$434,396	\$58,116	\$331,884	\$361,808	0.917	2,368	\$140.15	CPR M	0.0203	TWO STORY	\$49,625	COOPERS MEADOWS *	401	96	
Totals:			\$1,281,000			\$1,281,000	\$670,900		\$1,414,405		\$1,113,079	\$1,198,542	0.917		\$137.48		1.1603						
							Sale. Ratio =>	52.37															
							Std. Dev. =>	3.43															
													E.C.F. =>	0.929	Std. Deviation=>	0.067781876							
													Ave. E.C.F. =>	0.917	Ave. Variance=>	4.5255	Coefficient of Var=>	4.934663482					

Using ECF 0.92