

Cutter's Ridge

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.	
02-30-427-230	3555 SANDSTONE	10/02/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$193,150	45.99	\$402,280	\$69,905	\$350,095	\$291,557	1.20	1,613	\$217.05	CUTTR	5.4565	RANCH	\$64,237	CUTTERS RIDGE *	401	76	
02-30-427-280	3506 SANDSTONE	08/04/23	\$392,500	WD	03-ARM'S LENGTH	\$392,500	\$198,800	50.65	\$413,104	\$57,421	\$335,079	\$312,003	1.07	1,792	\$186.99	CUTTR	7.2250	RANCH	\$52,841	CUTTERS RIDGE *	401	79	
02-30-430-110	6420 FLAGSTONE	10/27/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$180,850	46.97	\$378,266	\$57,035	\$327,965	\$281,782	1.16	1,808	\$181.40	CUTTR	1.7686	TWO STORY	\$50,969	CUTTERS RIDGE *	401	73	
Totals:			\$1,197,500			\$1,197,500	\$572,800		\$1,193,650		\$1,013,139	\$885,341			\$195.14		0.1864						
								Sale. Ratio =>	47.83														
								Std. Dev. =>	2.46														
												E.C.F. =>	1.14	Std. Deviation=>		0.065231065							
												Ave. E.C.F. =>	1.15	Ave. Variance=>		4.8167	Coefficient of Var=>		4.202260337				

Using 1.15 ECF