

Muirfield Plat

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.		
02-35-428-010	5302 SOLVEL	02/06/24	\$270,990	WD	03-ARM'S LENGTH	\$270,990	\$142,900	52.73	\$306,432	\$46,074	\$224,916	\$274,061	0.82	1,528	\$147.20	MUIRF	4.9924	RANCH	\$40,374	CPR HILLS/HEIGHTS/MUIRFIELD '1	401	98		
02-35-428-020	5326 SOLVEL	02/29/24	\$293,990	WD	03-ARM'S LENGTH	\$293,990	\$160,350	54.54	\$342,486	\$45,979	\$248,011	\$312,113	0.79	1,680	\$147.63	MUIRF	7.5982	RANCH	\$40,374	CPR HILLS/HEIGHTS/MUIRFIELD '1	401	98		
02-35-428-030	5350 SOLVEL	05/02/24	\$279,990	WD	03-ARM'S LENGTH	\$279,990	\$137,600	49.14	\$295,297	\$46,325	\$233,665	\$262,076	0.89	1,429	\$163.52	MUIRF	2.0991	RANCH	\$40,374	CPR HILLS/HEIGHTS/MUIRFIELD '1	401	98		
02-35-428-160	5353 SOLVEL	04/12/24	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$147,600	48.24	\$315,972	\$47,670	\$258,330	\$282,423	0.91	1,604	\$161.05	MUIRF	4.4089	RANCH	\$40,011	CPR HILLS/HEIGHTS/MUIRFIELD '1	401	98		
02-35-428-170	5329 SOLVEL	04/19/24	\$289,990	WD	03-ARM'S LENGTH	\$289,990	\$137,400	47.38	\$294,861	\$45,699	\$244,291	\$262,276	0.93	1,429	\$170.95	MUIRF	6.0826	RANCH	\$39,999	CPR HILLS/HEIGHTS/MUIRFIELD '1	401	98		
Totals:			\$1,440,960			\$1,440,960	\$725,850		\$1,555,048		\$1,209,213	\$1,392,948			\$158.07		0.2506							
								Sale. Ratio =>	50.37					E.C.F. =>	0.87	Std. Deviation=>		0.059895516						
								Std. Dev. =>	3.08					Ave. E.C.F. =>	0.87	Ave. Variance=>		5.0362	Coefficient of Var=>		5.784768521			

Using .90 ECF