

Walker Meadows & Walker Trails #1

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.	
02-19-320-100	4382 WALKER RIDGE	08/26/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$158,650	51.18	\$329,211	\$60,926	\$249,074	\$268,285	0.93	2,084	\$119.52	WLKMD	3.5394	TWO STORY	\$55,399	WALKER TRAILS#1 *	401	73	
02-19-330-220	7465 RED ROCK TRAIL	12/09/22	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$156,900	47.56	\$324,172	\$65,613	\$264,287	\$258,559	1.02	1,460	\$181.02	WLKMD	5.8367	RANCH	\$59,603	WALKER MEADOWS *	401	75	
02-19-330-300	7503 ROLLING MEADOWS	03/05/25	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$166,150	51.76	\$344,053	\$73,796	\$247,204	\$270,257	0.91	1,640	\$150.73	WLKMD	4.9087	RANCH	\$70,158	WALKER MEADOWS *	401	75	
02-19-330-350	4503 EAGLE HEAD	06/09/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$193,100	48.29	\$403,206	\$75,841	\$324,059	\$327,365	0.99	1,768	\$183.29	WLKMD	2.6114	RANCH	\$64,036	WALKER MEADOWS *	401	75	
Totals:			\$1,360,800			\$1,360,800	\$674,800		\$1,400,642		\$1,084,624	\$1,124,466			\$158.64		0.0781						
							Sale. Ratio =>	49.59			E.C.F. =>	0.96	Std. Deviation=>		0.050829387			Ave. Variance=>	4.2240	Coefficient of Var=>		4.382755669	
							Std. Dev. =>	2.08			Ave. E.C.F. =>	0.96											

LOW

02-19-130-020	7949 ROLLING MEADOWS	09/21/23	\$292,500	WD	03-ARM'S LENGTH	\$289,500	\$155,000	53.54	\$320,754	\$57,764	\$231,736	\$262,990	0.88	1,546	\$149.89	WLKMD	8.2628	RANCH	\$54,000	WALKER MEADOWS *	401	75
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