

2024 ECF Study
2300 Copper Ridge

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
05-097-003-00	4033 EASTERN SKY DR	01/19/22	\$1,950,000	CD	03-ARM'S LENGTH	\$1,950,000	\$563,300	28.89	\$1,918,644	\$328,396	\$1,621,604	\$2,172,470	0.746	8,693	\$186.54	2300	3.0611	MED OFC	\$232,759		25200 COPPER RIDGE	207	0
05-044-005-00	4100 PARK FOREST DR	09/01/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$343,600	62.47	\$749,478	\$100,067	\$449,933	\$656,634	0.685	2,570	\$175.07	2350	3.0611	MED OFC	\$82,854		25500 MEDICAL	207	0
Totals:			\$2,500,000			\$2,500,000	\$906,900		\$2,668,122		\$2,071,537	\$2,829,104			\$180.81		1.6401						
							Sale. Ratio =>	36.28				E.C.F. =>	0.732		Std. Deviation=>	0.04329054							
							Std. Dev. =>	23.75				Ave. E.C.F. =>	0.716		Ave. Variance=>	3.0611	Coefficient of Var=>	4.276345					