

Dixie Brook Sub ECF Analysis 2025

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.	
09 205 031 00	3008 CLAYTON ST	08/03/22	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$54,900	48.16	\$162,122	\$48,320	\$65,680	\$125,887	0.522	1,440	\$45.61	
09 205 062 00	2963 CLAYTON ST	08/23/22	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$78,300	37.64	\$212,712	\$35,763	\$172,237	\$195,740	0.880	1,872	\$92.01	
09 205 090 00	11415 MCKINNEY AVE	12/08/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$46,300	25.03	\$139,061	\$46,385	\$138,615	\$102,518	1.352	1,178	\$117.67	
09 205 095 00	3220 COUSINO RD	08/01/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$96,700	29.30	\$287,618	\$77,460	\$252,540	\$232,476	1.086	1,872	\$134.90	
Totals:			\$837,000			\$837,000	\$276,200		\$801,513		\$629,072	\$656,621			\$97.55	
								Sale. Ratio =>	33.00					E.C.F. =>	0.958	Std. Deviation=>
								Std. Dev. =>	10.20					Ave. E.C.F. =>	0.960	Ave. Variance=>

After Analysis, Used 0.958 ECF for 2025

Not Used

09 205 053 00	3114 DIXIE BROOK ST	07/15/22	\$56,900	WD	03-ARM'S LENGTH	\$56,900	\$32,000	56.24	\$108,429	\$57,666	(\$766)	\$56,154	(0.014)	624	(\$1.23)
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ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer
4120	43.8283	RANCH		\$45,408	No	/ /		DIXIE BROOK SUB	401	56				
4120	8.0093	2 STORY		\$32,829	No	/ /		DIXIE BROOK SUB	401	59				
4120	39.2088	RANCH		\$43,512	No	/ /		DIXIE BROOK SUB	401	56				
4120	12.6287	1.5 STORY		\$77,460	No	/ /		DIXIE BROOK SUB	401	75				

0.1975

0.35032762

25.9188 Coefficient of Var=> 26.99816549

4120	1.3641	RANCH		\$57,253	No	/ /		DIXIE BROOK SUB	401	51				
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Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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