

Burleigh Residential & Acricultural ECF's 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
040-006-400-002-75	8720 WHITTEMORE RD	11/09/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$81,250
040-010-400-007-00	7101 PRESCOTT RD	09/16/22	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$52,550
040-010-400-012-00	1880 S M-65	06/05/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,950
040-011-300-001-50	1877 S M-65	05/23/23	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$34,400
040-016-400-003-00	2450 PUTNAM RD	06/15/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$116,300
040-019-100-003-00	2636 MILL STATION RD	11/03/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$106,200
040-021-100-001-20	7701 ALABASTER RD	09/21/23	\$192,500	WD	03-ARM'S LENGTH	\$191,500	\$80,350
040-023-400-004-00	2986 TOWERLINE RD	08/29/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$80,650
040-024-300-002-75	6428 TURTLE RD	03/04/24	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$38,600
040-032-100-003-00	3669 HOTTIS RD	09/13/23	\$237,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$237,200	\$149,450
040-032-300-002-60	3876 HOTTIS RD	03/04/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,950
040-034-400-007-00	7212 DYER RD	03/28/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$95,550
Totals:			\$2,008,000			\$2,006,700	\$1,043,200
							Sale. Ratio =>
							Std. Dev. =>

Using 0.678

Outliers

040-011-300-012-00	1935 S M-65	12/09/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$18,700
040-017-100-001-00	2062 WILSON CREEK RD	09/22/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$8,350
040-029-100-003-00	3124 WILSON CREEK RD	02/02/24	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$29,550

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
52.42	\$162,509	\$42,000	\$113,000	\$166,219	0.680	996	\$113.45	4
57.75	\$105,073	\$9,000	\$82,000	\$132,514	0.619	1,120	\$73.21	4
43.81	\$113,863	\$14,717	\$115,283	\$136,753	0.843	1,469	\$78.48	4
53.75	\$68,775	\$40,100	\$23,900	\$39,552	0.604	528	\$45.27	4
51.46	\$232,632	\$50,770	\$175,230	\$250,844	0.699	3,318	\$52.81	4
53.10	\$212,435	\$177,725	\$22,275	\$47,876	0.465	968	\$23.01	4
41.96	\$160,741	\$98,373	\$93,127	\$86,025	1.083	741	\$125.68	4
47.44	\$161,324	\$33,540	\$136,460	\$176,254	0.774	1,456	\$93.72	4
53.61	\$77,241	\$48,000	\$24,000	\$40,332	0.595	1,200	\$20.00	4
63.01	\$298,920	\$211,967	\$25,233	\$119,935	0.210	2,138	\$11.80	4
50.32	\$301,900	\$55,320	\$244,680	\$340,110	0.719	3,000	\$81.56	4
56.21	\$191,066	\$68,380	\$101,620	\$169,222	0.601	1,008	\$100.81	4
\$2,086,479			\$1,156,808	\$1,705,637	\$68.32			
51.99				E.C.F. =>	0.678	Std. Deviation=>		0.2095598
5.81				Ave. E.C.F. =>	0.658	Ave. Variance=>		14.1941

124.67	\$37,405	\$31,500	(\$16,500)	\$8,145	(2.026)	1,080	(\$15.28)	4
83.50	\$16,742	\$11,250	(\$1,250)	\$7,575	(0.165)	1,150	(\$1.09)	4
109.44	\$59,053	\$41,480	(\$14,480)	\$24,239	(0.597)	728	(\$19.89)	4

Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2.2168	1 STORY/ RANCH		\$42,000		RESIDENTIAL	401	74
3.8856	1 STORY/ RANCH		\$9,000		RESIDENTIAL	401	60
18.5344	1+ STORY		\$14,717		RESIDENTIAL	401	69
5.3385	1 STORY/ RANCH		\$40,100		RESIDENTIAL	401	54
4.0905	1+ STORY		\$40,500		RESIDENTIAL	401	58
19.2391	1 STORY/ RANCH		\$177,125		RESIDENTIAL	401	45
42.4903	1 STORY/ RANCH		\$96,750		RESIDENTIAL	401	71
11.6568	1 STORY/ RANCH		\$32,940		RESIDENTIAL	401	74
6.2602	1 STORY/ RANCH		\$48,000		RESIDENTIAL	401	96
44.7268	1+ STORY		\$210,857	040-032-100-003-50	RESIDENTIAL	401	43
6.1757	1+ STORY		\$55,320		RESIDENTIAL	401	76
5.7144	1 STORY/ RANCH		\$68,380		RESIDENTIAL	401	91

2.0570

Coefficient of Var=> 21.58282257

202.5826			\$31,500		RESIDENTIAL	401	0
16.5013	1 STORY/ RANCH		\$11,250		RESIDENTIAL	401	6
59.7394	MOBILE		\$41,480		RESIDENTIAL	401	46