

Burleigh Residential - Ag ECF 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
040-006-300-002-00	8818 WHITTEMORE RD	05/30/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,250
040-006-400-002-75	8720 WHITTEMORE RD	11/09/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$77,850
040-010-400-012-00	1880 S M-65	06/05/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,700
040-011-300-001-50	1877 S M-65	05/23/23	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$31,300
040-013-300-004-00	2491 TOWERLINE RD	08/30/24	\$185,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$76,400
040-021-100-001-20	7701 ALABASTER RD	09/21/23	\$192,500	WD	03-ARM'S LENGTH	\$191,500	\$84,550
040-023-400-004-00	2986 TOWERLINE RD	08/29/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$78,700
040-024-300-002-75	6428 TURTLE RD	03/04/24	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$34,450
040-032-300-002-60	3876 HOTTIS RD	03/04/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,850
Totals:			\$1,518,500			\$1,517,500	\$700,050
							Sale. Ratio =>
							Std. Dev. =>

Using 0.770

Outliers

040-029-100-003-00	3124 WILSON CREEK RD	02/02/24	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$27,500
040-019-100-003-00	2636 MILL STATION RD	11/03/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$139,500
040-032-100-003-00	3669 HOTTIS RD	09/13/23	\$237,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$237,200	\$150,050
040-028-100-001-00	7525 TURTLE RD	07/25/23	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$40,450
040-036-300-002-00	6330 DYER RD	05/13/24	\$34,500	WD	03-ARM'S LENGTH	\$34,500	\$26,500

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
44.90	\$224,470	\$67,850	\$182,150	\$231,003	0.789	1,536	\$118.59	4
50.23	\$155,732	\$38,570	\$116,430	\$172,805	0.674	996	\$116.90	4
45.92	\$119,390	\$14,644	\$115,356	\$154,493	0.747	1,469	\$78.53	4
48.91	\$62,637	\$35,179	\$28,821	\$40,499	0.712	528	\$54.59	4
41.30	\$152,860	\$27,720	\$157,280	\$184,572	0.852	1,344	\$117.02	4
44.15	\$169,085	\$109,519	\$81,981	\$87,855	0.933	741	\$110.64	4
46.29	\$157,402	\$31,344	\$138,656	\$185,926	0.746	1,456	\$95.23	4
47.85	\$68,921	\$42,000	\$30,000	\$39,706	0.756	0	#DIV/0!	4
48.28	\$289,677	\$50,235	\$249,765	\$353,159	0.707	3,000	\$83.26	4
	\$1,400,174		\$1,100,439	\$1,450,019			#DIV/0!	
46.13				E.C.F. =>	0.759		Std. Deviation=>	0.08032803
2.74				Ave. E.C.F. =>	0.768		Ave. Variance=>	5.9773

101.85	\$55,044	\$37,642	(\$10,642)	\$25,667	(0.415)	728	(\$14.62)	4
69.75	\$279,021	\$183,100	\$16,900	\$141,476	0.119	2,312	\$7.31	4
63.26	\$300,086	\$215,029	\$22,171	\$125,453	0.177	2,138	\$10.37	4
69.74	\$80,878	\$46,495	\$11,505	\$50,712	0.227	0	#DIV/0!	4
76.81	\$53,035	\$16,800	\$17,700	\$53,444	0.331	808	\$21.91	4

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale
2.0250	1 STORY/ RANCH	\$67,850	
9.4504	1 STORY/ RANCH	\$38,570	
2.1592	1+ STORY	\$13,736	
5.6613	1 STORY/ RANCH	\$35,179	
8.3864	1 STORY/ RANCH	\$27,720	040-013-300-005-00
16.4867	1 STORY/ RANCH	\$107,950	
2.2510	1 STORY/ RANCH	\$30,744	
1.2724	1 STORY/ RANCH	\$42,000	
6.1038	1+ STORY	\$50,235	
0.9355			

Coefficient of Var=> 7.780289323

41.4623	MOBILE	\$37,642	
11.9455	1 STORY/ RANCH	\$182,500	
17.6728	1+ STORY	\$213,924	040-032-100-003-50
22.6868	1 STORY/ RANCH	\$42,000	
33.1188	1 STORY/ RANCH	\$16,800	