

2023 ECF SHAWNEE SHOALS, HARBAUGH BEACH, HANOVER ESTATES WATER, HAPPY HOLLOW WATER

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	
150-H10-000-019-99	07/15/20	\$740,000	PTA	\$740,000	\$332,600	44.95	\$651,827	\$148,168	\$591,832	\$530,167	1.116	3,285	
150-H10-000-029-00	05/07/21	\$160,000	PTA	\$160,000	\$75,500	47.19	\$149,401	\$29,825	\$130,175	\$125,869	1.034	1,386	
150-H11-000-001-00	07/15/20	\$170,000	PTA	\$170,000	\$47,800	28.12	\$142,817	\$79,956	\$90,044	\$78,576	1.146	828	
150-H16-000-011-00	03/03/22	\$90,000	WD	\$90,000	\$40,700	45.22	\$85,051	\$20,587	\$69,413	\$71,627	0.969	380	
150-H16-000-013-00	09/17/20	\$71,500	PTA	\$71,500	\$30,400	42.52	\$60,230	\$20,218	\$51,282	\$53,349	0.961	376	
150-H16-000-036-00	01/27/21	\$109,000	WD	\$109,000	\$48,900	44.86	\$106,239	\$35,923	\$73,077	\$66,968	1.091	451	
150-H16-000-038-00	07/30/20	\$99,000	WD	\$99,000	\$45,600	46.06	\$90,527	\$30,087	\$68,913	\$67,156	1.026	445	
150-H16-000-044-00	07/02/20	\$85,000	WD	\$85,000	\$42,200	49.65	\$82,884	\$27,159	\$57,841	\$61,917	0.934	384	
150-H16-000-048-00	08/19/20	\$73,000	WD	\$73,000	\$40,500	55.48	\$80,342	\$26,837	\$46,163	\$53,505	0.863	397	
150-S50-000-176-00	08/14/20	\$175,000	PTA	\$175,000	\$70,800	40.46	\$137,866	\$26,126	\$148,874	\$139,675	1.066	1,300	
<b>Totals:</b>		<b>\$1,772,500</b>		<b>\$1,772,500</b>	<b>\$775,000</b>		<b>\$1,587,184</b>		<b>\$1,327,614</b>	<b>\$1,248,809</b>			
						<b>Sale. Ratio =&gt;</b>	<b>43.72</b>					<b>E.C.F. =&gt;</b>	<b>1.063</b>
						<b>Std. Dev. =&gt;</b>	<b>7.04</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.021</b>

USED 1.063