

2023 ECF

PAZITNEYS CT, WHITE OAK, SPALDING BEACH, FLINT HAVEN, E SIDE LAKE, EASTERDAYS, DRAGON SHORES LK, CANADA SHORES LK, BAYVIEW, ALBRIGHT

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisa	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
150-B15-000-009-00	09/09/20	\$575,000	OTH	\$575,000	\$319,300	55.53	\$628,423	\$209,235	\$365,765	\$419,188	0.873	2,122
150-B15-000-022-00	08/18/20	\$359,900	PTA	\$359,900	\$114,600	31.84	\$237,271	\$115,643	\$244,257	\$194,605	1.255	1,547
150-C10-003-004-00	09/08/20	\$105,500	WD	\$105,500	\$41,800	39.62	\$82,989	\$27,500	\$78,000	\$61,654	1.265	480
150-C10-003-004-00	07/20/21	\$114,000	WD	\$114,000	\$59,300	52.02	\$117,817	\$50,000	\$64,000	\$61,652	1.038	480
150-C10-004-007-00	07/19/21	\$544,900	WD	\$544,900	\$178,200	32.70	\$354,512	\$209,289	\$335,611	\$145,223	2.311	1,347
150-C10-004-008-00	10/09/20	\$510,000	PTA	\$510,000	\$227,400	44.59	\$501,332	\$209,747	\$300,253	\$291,585	1.030	2,136
150-C10-005-004-00	03/15/21	\$68,000	WD	\$68,000	\$41,400	60.88	\$94,502	\$26,675	\$41,325	\$61,661	0.670	596
150-C10-005-005-00	05/27/21	\$97,500	PTA	\$97,500	\$65,100	66.77	\$129,324	\$75,160	\$22,340	\$57,015	0.392	624
150-D70-000-010-01	11/18/21	\$169,900	WD	\$169,900	\$54,800	32.25	\$108,639	\$49,273	\$120,627	\$59,366	2.032	696
150-D70-000-013-00	06/02/20	\$100,000	WD	\$100,000	\$60,100	60.10	\$118,397	\$68,004	\$31,996	\$91,624	0.349	1,040
150-E10-000-007-00	06/03/21	\$100,000	WD	\$100,000	\$73,000	73.00	\$144,698	\$45,175	\$54,825	\$99,523	0.551	1,244
150-E10-000-010-00	12/27/21	\$120,000	WD	\$120,000	\$55,600	46.33	\$116,882	\$44,561	\$75,439	\$72,321	1.043	888
150-E10-000-022-99	06/05/20	\$169,900	WD	\$169,900	\$86,200	50.74	\$168,262	\$48,953	\$120,947	\$159,079	0.760	1,620
150-F40-000-015-00	06/12/20	\$155,000	WD	\$155,000	\$110,900	71.55	\$217,522	\$100,465	\$54,535	\$137,714	0.396	1,584
150-L60-002-005-00	10/01/21	\$141,000	WD	\$141,000	\$50,100	35.53	\$99,181	\$25,381	\$115,619	\$77,684	1.488	883
150-P15-000-006-00	09/14/21	\$161,000	WD	\$161,000	\$81,600	50.68	\$162,471	\$112,060	\$48,940	\$56,012	0.874	642
<b>Totals:</b>		<b>\$3,491,600</b>		<b>\$3,491,600</b>	<b>\$1,619,400</b>		<b>\$3,282,222</b>		<b>\$2,074,479</b>	<b>\$2,045,906</b>		
						<b>Sale. Ratio =&gt;</b>	<b>46.38</b>			<b>E.C.F. =&gt;</b>	<b>1.014</b>	
						<b>Std. Dev. =&gt;</b>	<b>13.74</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.020</b>	

USED 1.014