

2023 ECF HEARLS, LONG BRANCH, KOPE KON, CANADA SHORES OFF WTER, ELMERS LANDING

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-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-C10-004-008-00	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
<b>Totals:</b>		<b>\$692,000</b>		<b>\$692,000</b>	<b>\$328,100</b>		<b>\$713,651</b>		<b>\$405,578</b>	<b>\$414,898</b>		
						<b>Sale. Ratio =&gt;</b>	<b>47.41</b>			<b>E.C.F. =&gt;</b>	<b>0.978</b>	
						<b>Std. Dev. =&gt;</b>	<b>8.16</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.913</b>	

USED .978