

ECF - LAKEFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
04-250-018-00	5996 IMPERIAL POINT DR	01/15/20	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$259,600	37.09	\$908,503	\$569,926	\$130,074	\$314,955	0.413
04-250-025-00	5982 EAGLE POINT DR	10/26/22	\$687,600	WD	24-PARTIAL ASSESSMENT	\$687,600	\$294,800	42.87	\$734,895	\$493,150	\$194,450	\$224,879	0.865
04-250-027-00	5978 EAGLE POINT DR	08/08/22	\$907,180	WD	24-PARTIAL ASSESSMENT	\$907,180	\$299,400	33.00	\$765,232	\$523,229	\$383,951	\$225,119	1.706
04-400-008-00	2242 TONY AVE	11/03/20	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$253,100	42.54	\$712,743	\$332,488	\$262,512	\$353,726	0.742
04-400-009-00	2248 TONY AVE	05/01/23	\$455,000	WD	24-PARTIAL ASSESSMENT	\$455,000	\$153,700	33.78	\$411,045	\$320,000	\$135,000	\$84,693	1.594
Totals:			\$3,344,780			\$3,344,780	\$1,260,600		\$3,532,418		\$1,105,987	\$1,203,372	
								Sale. Ratio =>	37.69			E.C.F. =>	0.919
								Std. Dev. =>	4.69			Ave. E.C.F. =>	1.064