

ECF-LAKE AREA BACK LOTS

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.
04-050-003-00	2259 ATKINS DR	05/24/21	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$130,700	38.55	\$339,830	\$56,090	\$282,910	\$219,443	1.289
04-050-003-00	2259 ATKINS DR	08/15/22	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$151,600	38.97	\$339,830	\$56,090	\$332,910	\$219,443	1.517
04-050-007-00	2277 ATKINS DR	12/28/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$129,800	45.54	\$302,056	\$120,386	\$164,614	\$140,503	1.172
04-100-024-00	2231 SUNSET DR	08/30/23	\$375,000	WD	24-PARTIAL ASSESSMENT	\$375,000	\$127,400	33.97	\$313,985	\$106,460	\$268,540	\$160,499	1.673
04-100-037-00	2209 SUNSET DR	04/01/20	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$81,100	34.53	\$320,427	\$100,971	\$133,929	\$169,726	0.789
04-250-034-00	2343 EAGLE POINT DR	11/17/20	\$575,500	WD	03-ARM'S LENGTH	\$575,500	\$276,000	47.96	\$681,776	\$112,076	\$463,424	\$440,603	1.052
04-401-037-00	2245 TONY AVE	06/11/21	\$200,001	WD	03-ARM'S LENGTH	\$200,001	\$54,000	27.00	\$224,504	\$119,081	\$80,920	\$81,534	0.992
04-700-011-00	5863 122ND AVE	08/07/20	\$154,000	WD	25-PARTIAL CONSTRUCTION	\$154,000	\$50,400	32.73	\$151,558	\$43,571	\$110,429	\$83,517	1.322
04-750-008-00	2257 ATKINS DR	04/30/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$100,700	45.77	\$285,274	\$96,963	\$123,037	\$145,639	0.845
04-750-008-00	2257 ATKINS DR	10/04/22	\$323,350	WD	03-ARM'S LENGTH	\$323,350	\$123,000	38.04	\$285,274	\$96,963	\$226,387	\$145,639	1.554
Totals:			\$3,095,751			\$3,095,751	\$1,224,700		\$3,244,514		\$2,187,100	\$1,806,545	
								Sale. Ratio =>	39.56			E.C.F. =>	1.211
								Std. Dev. =>	6.62			Ave. E.C.F. =>	1.221