

ECF-Lake Area Back-Access

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when	Asd/Adj.	Cur.	Bldg.			E.C.F.	
							Sold	Sale	Appraisal	Land + Yard	Residual	Cost Man. \$		
04-007-015-20	5970 LAKE ST	07/12/24	\$467,500	WD	24-PARTIAL ASSESSMENT	\$467,500	\$146,800	31.40	\$350,330	\$126,845	\$340,655	\$184,546	1.846	
04-050-003-00	2259 ATKINS DR	08/15/22	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$151,600	38.97	\$335,620	\$75,966	\$313,034	\$214,413	1.460	
04-050-007-00	2277 ATKINS DR	12/28/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$129,800	45.54	\$309,980	\$144,170	\$140,830	\$136,920	1.029	
04-100-024-00	2231 SUNSET DR	08/30/23	\$375,000	WD	24-PARTIAL ASSESSMENT	\$375,000	\$127,400	33.97	\$317,196	\$126,945	\$248,055	\$157,102	1.579	
04-401-022-01	5821 LAKELAND DR	08/30/24	\$330,000	WD	24-PARTIAL ASSESSMENT	\$330,000	\$119,100	36.09	\$285,030	\$108,949	\$221,051	\$145,401	1.520	
04-750-008-00	2257 ATKINS DR	10/04/22	\$323,350	WD	03-ARM'S LENGTH	\$323,350	\$123,000	38.04	\$288,322	\$116,092	\$207,258	\$142,221	1.457	
Totals:			\$2,169,850			\$2,169,850	\$797,700		\$1,886,478		\$1,470,883	\$980,604		
								Sale. Ratio =>	36.76				E.C.F. =>	1.500
								Std. Dev. =>	4.87				Ave. E.C.F. =>	1.482

Used sales to 9/30/2024 for more data/reliability

Outliers

04-100-034-00	2215 SUNSET DR	09/01/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$89,400	21.29	\$230,501	\$124,724	\$295,276	\$87,347	3.381
04-100-037-00	2209 SUNSET DR	08/22/23	\$523,000	WD	24-PARTIAL ASSESSMENT	\$523,000	\$92,300	17.65	\$322,314	\$120,818	\$402,182	\$166,388	2.417