

ECF 470 R-BAY CNTRL 2023 4-1-17 TO 3-31-22

Parcel Number	Street Address	Sold Date	Sale Price	Inst	Terms of Sale	Ac. Sold	Ac. when Sold	Ac./Ac. Sold	Cur Appraisal	Land & Znd	Blkg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
010-110-000-040-00	71 BAY SHORE DR	01/25/18	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$148,850	07.66	\$289,284	\$188,500	\$33,401	\$18,492	0.233	2,913	\$23.30	470	56.3531	RANCH		\$183,550	No	/ /			401	44
010-110-000-056-00	57 BAY SHORE DR	02/18/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$113,850	41.40	\$261,447	\$76,599	\$198,401	\$25,525	0.786	2,669	\$74.34	470	2.8543	MULTI-STY		\$71,646	No	/ /			401	69
010-110-000-071-00	37 BAY SHORE DR	07/28/17	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$94,950	47.48	\$202,229	\$88,663	\$111,337	\$155,145	0.718	2,462	\$45.22	470	9.6581	MULTI-STY		\$84,251	No	/ /			401	54
010-110-000-075-00	31 BAY SHORE DR	09/25/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$82,500	26.51	\$284,660	\$67,630	\$247,371	\$187,201	1.311	1,544	\$189.47	470	50.7307	MULTI-STY		\$65,510	No	/ /			401	82
010-110-000-079-00	23 BAY SHORE DR	07/08/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$82,950	40.46	\$194,306	\$83,718	\$121,282	\$142,694	0.850	1,319	\$91.95	470	3.5730			\$78,382	No	/ /	010-110-000-165-00		402	64
010-110-000-082-00	19 BAY SHORE DR	03/17/22	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$90,500	32.04	\$196,137	\$74,781	\$207,719	\$165,787	1.253	2,227	\$93.27	470	43.8714	MULTI-STY		\$70,703	No	/ /			401	64
010-110-000-855-00	172 BAY SHORE DR	12/29/17	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$178,350	48.70	\$516,948	\$138,075	\$207,925	\$400,264	0.474	3,037	\$68.69	470	39.0105	MULTI-STY		\$13,655	No	/ /			401	74
010-112-000-856-00	174 BAY SHORE DR	09/04/18	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,750	44.50	\$129,583	\$63,488	\$86,512	\$93,092	0.929	1,586	\$54.55	470	11.5108	RANCH		\$62,648	No	/ /			401	42
<b>Totals:</b>			<b>\$2,013,500</b>			<b>\$2,013,500</b>	<b>\$859,600</b>		<b>\$1,992,694</b>		<b>\$1,211,948</b>	<b>\$1,621,659</b>		<b>573.97</b>		<b>6.6863</b>										
									<b>42.69</b>				<b>0.747</b>				<b>Std. Deviation=&gt;</b>	<b>0.371244763</b>								
								<b>12.31</b>					<b>0.814</b>				<b>Ave. Variance=&gt;</b>	<b>27.4190</b>	<b>Coefficient of Var=&gt;</b>	<b>33.67544448</b>						

USED 0.814 FOR 2023