

ECF 474 R-BAY SOUTH 2023 4-1-19 TO 3-31-22

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Area	Blk	Residential	Cost Bkts. \$	E.C.F.	Floor Area	S/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-A16-000-001-00	685 BAY RD	10/01/20	\$315,000	WD	03-ARMS LENGTH	\$315,000	\$71,000	62.20	\$370,000	567.115	547.895	\$226,095	0.280	3.962	525.72	474	46.8927	MULTI-STY			\$68,535	No	/ /		R-BAY SOUTH	401	56
010-A16-000-003-00	685 BAY RD	04/29/19	\$221,500	WD	03-ARMS LENGTH	\$221,500	\$72,000	32.51	\$183,725	576,051	\$145,449	\$131,953	1.102	1,752	\$83.02	474	26.1590	MULTI-STY			\$73,951	No	/ /		R-BAY SOUTH	401	64
010-A16-000-011-00	705 BAY RD	05/27/20	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$98,550	32.51	\$226,667	\$80,780	\$224,230	\$178,783	1.254	2,420	\$92.65	474	41.3460	MULTI-STY			\$77,420	No	/ /		R-BAY SOUTH	401	60
010-A16-000-020-00	723 BAY RD	06/08/19	\$453,750	WD	03-ARMS LENGTH	\$453,750	\$221,800	49.10	\$645,151	\$124,971	\$220,779	\$637,476	0.516	3,884	\$64.65	474	22.4934	MULTI-STY			\$123,712	No	/ /		R-BAY SOUTH	401	83
010-A16-000-039-00	777 BAY RD	06/28/21	\$271,000	WD	03-ARMS LENGTH	\$271,000	\$113,750	41.97	\$253,025	\$66,394	\$204,606	\$228,714	0.895	1,484	\$137.87	474	5.3905	MOD/PRE 1STY			\$64,294	No	/ /		R-BAY SOUTH	401	90
010-D10-000-001-00	237 DONOHUE DR	09/08/21	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$128,100	48.34	\$283,467	\$190,889	\$74,111	\$113,453	0.653	1,296	\$57.18	474	18.7457	RANCH			\$186,089	No	/ /		R-BAY SOUTH	401	59
010-D10-000-009-00	251 DONOHUE DR	06/12/19	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$120,500	35.57	\$206,770	\$165,961	\$169,139	\$171,683	0.979	1,920	\$88.09	474	13.8793	MULTI-STY			\$162,345	No	/ /		R-BAY SOUTH	401	67
010-D10-000-010-00	255 DONOHUE DR	12/13/19	\$346,500	WD	03-ARMS LENGTH	\$346,500	\$129,800	37.46	\$340,954	\$183,873	\$162,627	\$192,440	0.845	2,648	\$61.42	474	0.4394	RANCH			\$180,933	No	/ /		R-BAY SOUTH	401	50
010-D10-000-016-00	267 DONOHUE DR	07/01/20	\$390,000	WD	03-ARMS LENGTH	\$390,000	\$161,000	41.28	\$387,107	\$183,720	\$206,280	\$249,249	0.828	2,599	\$79.37	474	1.3079	RANCH			\$181,200	No	/ /		R-BAY SOUTH	401	64
010-D10-000-018-00	267 DONOHUE DR	02/04/22	\$550,000	WD	03-ARMS LENGTH	\$550,000	\$179,550	32.65	\$387,107	\$183,720	\$366,380	\$249,249	1.470	2,599	\$140.93	474	62.8850	RANCH			\$181,200	No	/ /		R-BAY SOUTH	401	64
010-S26-000-004-00	1007 SHADY SHORES RD	04/28/20	\$366,000	WD	03-ARMS LENGTH	\$366,000	\$140,350	38.35	\$346,744	\$99,782	\$246,218	\$302,650	0.880	2,000	\$133.11	474	3.8939	MULTI-STY			\$96,632	No	/ /		R-BAY SOUTH	401	66
010-S26-000-006-00	1019 SHADY SHORES RD	01/26/22	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$262,150	69.91	\$591,539	\$71,345	\$303,655	\$637,493	0.476	3,560	\$85.30	474	36.4359	MULTI-STY			\$66,725	No	/ /		R-BAY SOUTH	401	74
010-S26-000-013-00	1061 SHADY SHORES RD	02/11/21	\$290,000	WD	03-ARMS LENGTH	\$290,000	\$143,250	49.40	\$345,177	\$71,456	\$218,544	\$335,442	0.652	2,176	\$100.43	474	18.9176	MULTI-STY			\$66,758	No	/ /		R-BAY SOUTH	401	68
Totals:			\$4,283,750			\$4,283,750	\$1,843,450		\$4,467,390			\$2,717,793	\$3,555,678		\$89.98		7.6333										
							Sale Ratio =>	43.03				E.C.F. =>	0.764		Std. Deviation=>	0.885786147											
							Std. Dev. =>	11.65				Avg. E.C.F. =>	0.841		Avg. Variance=>	47.5405	Coefficient of Var=>	56.54963818									

USED 0.841 FOR 2023