

ECF 484 R-SAG RIVER CONDO'S 2023 4-1-15 TO 3-31-22

Parcel Number	Street Address	Sale Date	Sale Price	Legal	Land Area	App. Bldg. \$	App. Work \$	App. C.C. \$	Cur. Appraisal	Land + Work	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Fs/Ft	ECF Area	Dev. by Month	Building Style	Use Code	Land Value	Appr. by Lt.	Appr. Date	Other Parcels in Sale	Land Use	Property Class	Building Dept.
030-808-000-007-00	3447 BAY HARBOR POINTE DR	12/11/20	\$140,000	WD	03 ARMY'S LENGTH	\$140,000	\$69,500	49.64	\$149,914	66,266	\$133,744	\$244,316	0.547	1,282	1104.32	484	0.2939	RANCH	RES CONDO	\$1	No	//		R - GASLIGHT CONDO'S	407	83
030-808-000-008-00	3447 BAY HARBOR POINTE DR	02/19/16	\$140,000	WD	03 ARMY'S LENGTH	\$140,000	\$84,250	60.18	\$137,160	56,334	\$133,666	\$222,493	0.601	1,194	1111.95	484	5.5662	RANCH	RES CONDO	\$1	No	//		R - GASLIGHT CONDO'S	407	83
030-808-000-014-00	3447 BAY HARBOR POINTE DR	06/06/17	\$150,000	WD	03 ARMY'S LENGTH	\$150,000	\$78,150	52.10	\$169,437	55,001	\$144,999	\$276,653	0.518	1,793	1500.96	484	2.6507	MULTI-STY	RES CONDO	\$1	No	//		R - GASLIGHT CONDO'S	407	83
030-808-000-017-00	3447 BAY HARBOR POINTE DR	11/29/16	\$150,000	WD	03 ARMY'S LENGTH	\$150,000	\$74,850	49.90	\$170,770	55,334	\$143,666	\$279,653	0.514	1,793	1500.92	484	3.1373	MULTI-STY	RES CONDO	\$1	No	//		R - GASLIGHT CONDO'S	407	83
Totals:			\$580,000			\$580,000	\$306,750		\$627,281		\$556,075	\$1,026,116				\$94.36										
							Sale Ratio =>	52.89			E.C.F. =>	0.542		Std. Deviation=>	0.039982509											
							Std. Dev. =>	4.94			Ave. E.C.F. =>	0.545		Ave. Variance=>	2.8990			Coefficient of Var=>	5.318283528							

USED 0.545 FOR 2023