

**ECF 415 R-CURB B & A 2024 4-1-20 TO 3-31-23**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
010-006-200-010-08	3046 SHERWOOD LN	11/02/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$163,350	44.15	\$439,155	\$63,870	\$306,130	\$550,271	0.556
010-B05-000-009-00	3416 WIN-KAE PL	09/15/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$190,850	42.41	\$473,796	\$64,377	\$385,623	\$600,321	0.642
010-H05-000-002-00	3494 HIGHLAND DR	08/14/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$90,250	28.65	\$246,227	\$56,975	\$258,025	\$277,496	0.930
010-H05-000-006-00	3435 HIGHLAND DR	07/02/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$86,800	33.38	\$230,105	\$71,321	\$188,679	\$232,821	0.810
010-H05-000-013-00	3463 HIGHLAND DR	03/17/23	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$173,700	62.06	\$425,994	\$66,578	\$213,322	\$527,003	0.405
010-H05-000-014-00	3467 HIGHLAND DR	10/29/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$116,900	32.47	\$314,453	\$63,204	\$296,796	\$368,400	0.806
010-H05-000-014-01	3467 HIGHLAND DR	10/29/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$116,900	32.47	\$277,004	\$54,098	\$305,902	\$347,206	0.881
010-H05-000-017-00	3479 HIGHLAND DR	08/31/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$101,850	33.95	\$289,840	\$65,283	\$234,717	\$329,262	0.713
010-H05-000-020-00	3491 HIGHLAND DR	09/17/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$90,750	43.21	\$244,750	\$54,408	\$155,592	\$279,094	0.557
010-H05-000-022-00	3499 HIGHLAND DR	03/29/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$136,450	42.64	\$375,547	\$56,130	\$263,870	\$468,353	0.563
010-S28-000-021-00	3108 KINDLEWOOD LN	07/09/20	\$247,968	WD	03-ARM'S LENGTH	\$247,968	\$92,000	37.10	\$256,157	\$50,355	\$197,613	\$301,762	0.655
<b>Totals:</b>			<b>\$3,472,868</b>			<b>\$3,472,868</b>	<b>\$1,359,800</b>		<b>\$3,573,028</b>		<b>\$2,806,269</b>	<b>\$4,281,990</b>	
								<b>Sale. Ratio =&gt;</b>	<b>39.15</b>			<b>E.C.F. =&gt;</b>	<b>0.655</b>
								<b>Std. Dev. =&gt;</b>	<b>9.23</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.684</b>

**USED 0.684 FOR 2024**