

ECF 470 R-BAY CNTRL & 474 R-BAY SOUTH 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.	ECF Area
010-A16-000-001-00	681 BAY RD	10/01/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$71,650	62.30	\$166,335	\$55,011	\$59,989	\$132,371	0.453	474
010-A16-000-039-00	777 BAY RD	06/28/21	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$113,750	41.97	\$257,422	\$54,128	\$216,872	\$241,729	0.897	474
010-A16-000-039-00	777 BAY RD	11/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,350	47.74	\$257,422	\$54,128	\$195,872	\$241,729	0.810	474
010-A16-000-048-00	807 BAY RD	08/19/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$182,300	49.95	\$339,234	\$216,765	\$148,235	\$145,623	1.018	474
010-A16-000-050-00	811 BAY RD	07/14/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$228,950	43.61	\$518,488	\$202,323	\$322,677	\$375,939	0.858	474
010-D10-000-016-00	267 DONOHUE DR	02/04/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$179,550	32.65	\$369,732	\$149,190	\$400,810	\$262,238	1.528	474
010-D10-000-001-00	237 DONOHUE DR	09/08/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$128,100	48.34	\$255,855	\$155,463	\$109,537	\$119,372	0.918	474
010-D10-000-016-00	267 DONOHUE DR	07/01/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$161,000	41.28	\$369,732	\$149,190	\$240,810	\$262,238	0.918	474
010-D10-000-042-00	321 DONOHUE DR	07/14/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$80,450	41.26	\$149,980	\$88,029	\$106,971	\$73,663	1.452	474
010-L10-000-054-00	61 BAY SHORE DR	08/19/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$72,500	32.22	\$173,511	\$105,020	\$119,980	\$84,141	1.426	470
010-L10-000-056-00	57 BAY SHORE DR	02/18/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$113,850	41.40	\$300,793	\$84,324	\$190,676	\$265,932	0.717	470
010-L10-000-079-00	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	470
010-L10-000-082-00	19 BAY SHORE DR	03/17/22	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$90,500	32.04	\$213,763	\$83,191	\$199,309	\$160,408	1.243	470
010-L12-000-867-00	143 BAY SHORE DR	06/16/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$182,900	33.25	\$430,993	\$236,969	\$313,031	\$238,359	1.313	470
010-S26-000-004-00	1007 SHADY SHORES RD	04/28/20	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$140,350	38.35	\$367,703	\$99,744	\$266,256	\$318,620	0.836	474
010-S26-000-006-00	1019 SHADY SHORES RD	01/26/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$262,150	69.91	\$431,091	\$71,290	\$303,710	\$427,825	0.710	474
010-S26-000-013-00	1061 SHADY SHORES RD	02/11/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$143,250	49.40	\$368,631	\$71,572	\$218,428	\$353,221	0.618	474

Totals:	\$5,494,500		\$5,494,500	\$2,353,550		\$5,164,991	\$3,534,445	\$3,846,103
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Sale. Ratio =>	42.83	E.C.F. =>	0.919
Std. Dev. =>	10.31	Ave. E.C.F. =>	0.974

USED 0.919 FOR 2024