

**ECF 472 R BAY NORTH 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.
010-038-100-025-99	356 KILLARNEY BEACH RD	09/11/20	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$114,650	44.52	\$261,059	\$103,555	\$153,945	\$178,172	0.864
010-038-400-009-99	332 KILLARNEY BEACH RD	05/08/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$208,900	43.98	\$490,510	\$181,983	\$293,017	\$349,012	0.840
010-L40-000-013-00	316 KILLARNEY BEACH RD	08/19/21	\$520,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$520,000	\$139,700	26.87	\$320,822	\$97,420	\$422,580	\$252,717	1.672
010-K10-000-028-00	367 KILLARNEY BEACH RD	08/31/20	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$110,400	40.29	\$271,500	\$174,525	\$99,475	\$102,294	0.972
010-K10-000-029-00	368 KILLARNEY BEACH RD	09/09/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$162,850	42.30	\$390,615	\$176,096	\$208,904	\$226,286	0.923
010-L40-000-001-00	338 KILLARNEY BEACH RD	09/17/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$55,600	61.78	\$136,988	\$80,567	\$9,433	\$59,516	0.158
010-L40-000-002-00	336 KILLARNEY BEACH RD	10/30/20	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$240,900	46.78	\$554,443	\$233,631	\$281,369	\$362,910	0.775
010-L40-000-020-00	304 KILLARNEY BEACH RD	10/14/22	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$209,450	35.20	\$525,290	\$163,424	\$431,576	\$381,715	1.131
010-L40-000-046-00	252 KILLARNEY BEACH RD	07/21/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$205,600	35.15	\$564,168	\$186,559	\$398,441	\$398,322	1.000
010-L40-000-049-00	KILLARNEY BEACH RD	10/30/20	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$240,900	46.78	\$554,443	\$233,631	\$281,369	\$362,910	0.775
010-P20-000-004-00	80 TOBICO BEACH	09/17/20	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$98,550	34.22	\$245,462	\$144,130	\$143,870	\$106,890	1.346
010-P20-000-005-01	86 TOBICO BEACH	12/10/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$118,100	25.40	\$323,431	\$142,492	\$322,508	\$190,864	1.690
010-P20-000-007-01	94 TOBICO BEACH	09/04/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,200	41.28	\$259,032	\$144,393	\$105,607	\$120,927	0.873
010-P20-000-007-01	94 TOBICO BEACH	10/05/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,050	41.22	\$259,032	\$144,393	\$105,607	\$120,927	0.873
010-T10-000-001-00	242 ATHLONE BEACH	07/28/20	\$424,700	WD	03-ARM'S LENGTH	\$424,700	\$185,300	43.63	\$480,102	\$268,902	\$155,798	\$222,785	0.699
<b>Totals:</b>			<b>\$5,889,200</b>			<b>\$5,889,200</b>	<b>\$2,297,150</b>		<b>\$5,636,897</b>		<b>\$3,413,499</b>	<b>\$3,436,247</b>	
								<b>Sale. Ratio =&gt;</b>	<b>39.01</b>			<b>E.C.F. =&gt;</b>	<b>0.993</b>
								<b>Std. Dev. =&gt;</b>	<b>8.80</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.973</b>

**USED 0.973 FOR 2024**