

ECF 480 R-GASLIGHT CONDO'S, 482 R-KAW RIVER CONDO'S & 484 R-SAG RIVER CONDO'S 2024 4-1-19 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.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
010-B08-000-007-00	3447 BAY HARBOR POINTE DR	12/11/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,500	49.64	\$146,818	\$6,326	\$133,674	\$257,783	0.519	1,282	\$104.27	484	RANCH
010-G03-000-006-00	3045 GASLIGHT DR	07/21/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$98,200	40.08	\$208,067	\$2,491	\$242,509	\$281,226	0.862	1,596	\$151.95	480	RANCH
010-G03-000-014-00	3091 GASLIGHT DR	03/05/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$110,400	59.68	\$220,058	\$6,917	\$178,083	\$291,575	0.611	1,596	\$111.58	480	RANCH
010-G03-000-015-00	3097 GASLIGHT DR	07/17/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$0	0.00	\$233,065	\$2,491	\$217,509	\$315,423	0.690	1,596	\$136.28	480	RANCH
010-G03-000-015-00	3097 GASLIGHT DR	11/05/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$0	0.00	\$233,065	\$2,491	\$227,509	\$315,423	0.721	1,596	\$142.55	480	RANCH
010-G03-000-017-00	3113 GASLIGHT DR	06/29/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$97,150	45.19	\$221,951	\$2,491	\$212,509	\$300,219	0.708	1,596	\$133.15	480	RANCH
010-G03-000-026-00	3157 GASLIGHT DR	08/23/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$116,250	44.71	\$273,170	\$2,491	\$257,509	\$334,585	0.770	1,644	\$156.64	480	MISCELLANEOUS
010-G03-000-030-00	3169 GASLIGHT DR	11/18/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$114,250	38.10	\$263,728	\$2,491	\$297,409	\$322,913	0.921	1,599	\$186.00	480	MISCELLANEOUS
010-G03-000-032-00	3179 GASLIGHT DR	07/22/19	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$116,750	56.13	\$235,312	\$2,491	\$205,509	\$318,497	0.645	1,599	\$128.52	480	RANCH
010-G03-000-035-00	3176 EDISON DR	06/04/21	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$61,600	23.70	\$253,075	\$2,491	\$257,409	\$342,796	0.751	1,596	\$161.28	480	RANCH
010-G03-000-037-00	3166 EDISON DR	01/25/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$60,850	24.84	\$260,563	\$2,491	\$242,509	\$353,040	0.687	1,691	\$143.41	480	RANCH
010-G03-000-038-00	3162 EDISON DR	07/15/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$118,900	50.60	\$260,550	\$2,491	\$232,509	\$353,022	0.659	1,691	\$137.50	480	RANCH
010-G03-000-039-00	3156 EDISON DR	06/06/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$119,300	51.87	\$256,035	\$2,491	\$227,509	\$346,845	0.656	1,683	\$135.18	480	RANCH
010-G03-000-042-00	3144 GASLIGHT DR	04/18/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$127,450	48.09	\$260,234	\$3,113	\$261,887	\$351,739	0.745	1,663	\$157.48	480	RANCH
010-G03-000-042-00	3144 GASLIGHT DR	12/11/20	\$276,500	WD	03-ARM'S LENGTH	\$276,500	\$113,250	40.96	\$260,234	\$3,113	\$273,387	\$351,739	0.777	1,663	\$164.39	480	RANCH
010-G03-000-048-00	3112 GASLIGHT DR	03/13/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$110,350	55.18	\$219,776	\$2,491	\$197,509	\$297,244	0.664	1,597	\$123.68	480	RANCH
010-G03-000-049-00	3108 GASLIGHT CT	05/23/22	\$260,500	WD	03-ARM'S LENGTH	\$260,500	\$104,200	40.00	\$220,775	\$2,491	\$258,009	\$298,610	0.864	1,596	\$161.66	480	RANCH
010-G03-000-052-00	3096 GASLIGHT CT	11/20/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$108,200	47.04	\$247,384	\$2,491	\$227,509	\$335,011	0.679	1,596	\$142.55	480	RANCH
010-G03-000-054-00	3086 GASLIGHT DR	05/27/22	\$242,650	WD	03-ARM'S LENGTH	\$242,650	\$101,350	41.77	\$214,765	\$2,491	\$240,159	\$290,389	0.827	1,596	\$150.48	480	RANCH
010-G03-000-056-00	3076 GASLIGHT DR	10/09/19	\$224,700	WD	03-ARM'S LENGTH	\$224,700	\$121,300	53.98	\$244,785	\$2,491	\$222,209	\$331,456	0.670	1,596	\$139.23	480	RANCH
010-G03-000-063-00	3046 GASLIGHT DR	10/31/19	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$108,250	54.81	\$214,765	\$2,491	\$195,009	\$290,389	0.672	1,596	\$122.19	480	RANCH
010-G03-000-065-00	3040 GASLIGHT DR	08/12/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$103,950	44.23	\$247,022	\$3,113	\$231,887	\$301,494	0.769	1,577	\$147.04	480	MISCELLANEOUS
010-R03-000-002-00	543 RIVER RD	09/17/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$57,250	28.63	\$153,912	\$6,255	\$193,745	\$180,510	1.073	1,408	\$137.60	482	RANCH
010-R03-000-002-00	543 RIVER RD	04/22/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$63,650	24.48	\$153,912	\$6,255	\$253,745	\$180,510	1.406	1,408	\$180.22	482	RANCH
010-R03-000-010-00	527 RIVER RD	07/25/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$64,750	28.78	\$159,715	\$6,255	\$218,745	\$187,604	1.166	1,408	\$155.36	482	RANCH
010-R03-000-011-00	517 RIVER RD	04/27/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$60,550	31.89	\$162,676	\$6,255	\$183,645	\$191,224	0.960	1,408	\$130.43	482	RANCH
Totals:			\$5,979,550			\$5,979,550	\$2,327,650		\$5,825,412		\$5,889,601	\$7,721,262			\$143.87		
								Sale. Ratio =>	38.93				E.C.F. =>	0.763		Std. Deviatio	0.191208
								Std. Dev. =>	15.59				Ave. E.C.F. =>	0.787		Ave. Varianc	13.6990
																	#DIV/0!

USED 0.763 FOR 2024