

ECF 470 R - Bay Central & 474 R- Bay South 2025 04-01-2020 to 03-31-24

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sold \$	Acq. when Sold	Acid/Adj. Sale	Cur. Appraisal	Land + Imp	Blck. Residential	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value						
010-A16-000-001-00	681 BAY RD	10/01/20	\$115,000	WD	03-ARMS LENGTH	\$115,000	\$78,000	82.30	\$176,851	\$0,448	\$0,000	\$126,807	1.441	1,992	\$66.61	474	68.8012	MULTI-STY		\$81,706						
010-A16-000-011-00	705 BAY RD	05/27/20	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$98,650	32.31	\$242,774	\$73,050	\$231,950	\$184,663	1.256	2,420	\$95.85	474	12.3866	MULTI-STY		\$65,713						
010-A16-000-039-00	777 BAY RD	06/28/21	\$271,000	WD	03-ARMS LENGTH	\$271,000	\$113,750	41.97	\$276,272	\$56,622	\$214,378	\$239,010	0.897	1,484	\$144.46	474	23.5026	MOD/PRE ISTY		\$54,572						
010-A16-000-038-00	777 BAY RD	11/29/22	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$119,350	47.74	\$276,272	\$56,622	\$193,378	\$239,010	0.899	1,484	\$139.21	474	22.2686	MOD/PRE ISTY		\$54,572						
010-A16-000-040-00	783 BAY RD	09/16/21	\$297,000	WD	03-ARMS LENGTH	\$297,000	\$73,900	24.90	\$196,902	\$73,317	\$223,663	\$103,631	0.194	1,248	\$179.23	474	106.3478	RANCH		\$66,813						
010-A16-000-048-00	807 BAY RD	08/19/22	\$365,000	WD	03-ARMS LENGTH	\$365,000	\$182,300	49.95	\$358,707	\$227,156	\$137,844	\$143,146	0.963	1,280	\$107.69	474	16.9006	RANCH		\$225,516						
010-D10-000-001-00	237 DONOHUE DR	09/08/21	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$129,100	48.34	\$270,671	\$162,690	\$102,310	\$117,498	0.871	1,296	\$78.94	474	26.1232	RANCH		\$157,950						
010-D10-000-016-00	267 DONOHUE DR	02/04/22	\$650,000	WD	03-ARMS LENGTH	\$650,000	\$179,350	32.65	\$393,447	\$156,260	\$393,740	\$208,092	1.526	2,599	\$155.30	474	39.3609	RANCH		\$153,800						
010-D10-000-016-00	267 DONOHUE DR	12/28/23	\$600,500	WD	03-ARMS LENGTH	\$600,500	\$198,650	32.75	\$393,447	\$156,260	\$444,240	\$208,092	1.721	2,599	\$170.93	474	58.9276	RANCH		\$153,800						
010-D10-000-016-00	267 DONOHUE DR	07/01/20	\$390,000	WD	03-ARMS LENGTH	\$390,000	\$161,000	41.28	\$393,447	\$156,260	\$223,740	\$208,092	0.906	2,599	\$89.93	474	22.6224	RANCH		\$153,800						
010-D10-000-040-00	321 DONOHUE DR	07/14/22	\$195,000	WD	03-ARMS LENGTH	\$195,000	\$80,450	41.36	\$198,016	\$92,177	\$102,823	\$72,295	1.422	1,152	\$89.26	474	29.0204	RANCH		\$90,332						
010-L10-000-054-00	61 BAY SHORE DR	08/19/22	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$72,500	32.22	\$185,722	\$102,990	\$115,010	\$82,461	1.395	1,021	\$112.64	470	26.2746	RANCH		\$108,145						
010-L10-000-056-00	57 BAY SHORE DR	02/18/21	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$113,850	41.40	\$298,922	\$86,099	\$186,901	\$202,060	0.713	2,669	\$70.03	470	41.8798	MULTI-STY		\$83,101						
010-L10-000-082-00	19 BAY SHORE DR	03/17/22	\$282,500	WD	03-ARMS LENGTH	\$282,500	\$90,100	32.04	\$231,993	\$89,919	\$185,981	\$197,861	1.239	1,642	\$119.11	470	10.6679	MULTI-STY		\$82,007						
010-L10-000-086-00	11 BAY SHORE DR	01/25/23	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$42,150	26.34	\$108,265	\$67,544	\$92,456	\$44,310	2.087	1,056	\$87.55	470	95.4598	RANCH		\$63,764						
010-L10-000-086-00	11 BAY SHORE DR	10/20/23	\$315,000	WD	03-ARMS LENGTH	\$315,000	\$44,850	14.24	\$108,265	\$67,544	\$247,456	\$44,310	0.585	1,056	\$234.33	470	445.2670	RANCH		\$63,764						
010-L10-000-087-00	9 BAY SHORE DR	09/05/23	\$269,900	PFA	03-ARMS LENGTH	\$269,900	\$63,400	23.51	\$146,946	\$65,914	\$204,086	\$89,263	2.312	975	\$209.32	470	117.9199	RANCH		\$63,764						
010-L10-000-091-00	1 BAY SHORE DR	11/29/22	\$485,000	WD	03-ARMS LENGTH	\$485,000	\$146,450	30.20	\$369,940	\$209,291	\$275,709	\$174,808	1.577	2,526	\$109.15	470	44.5238	MULTI-STY		\$190,139						
010-L12-000-867-00	143 BAY SHORE DR	06/16/22	\$550,000	WD	03-ARMS LENGTH	\$550,000	\$182,900	33.25	\$463,305	\$246,237	\$301,763	\$234,024	1.289	2,413	\$129.06	470	15.7488	BI-LEVEL		\$244,957						
010-S26-000-004-00	1007 SHADY SHORES RD	04/28/20	\$366,000	WD	03-ARMS LENGTH	\$366,000	\$140,350	38.35	\$271,479	\$83,095	\$283,905	\$313,802	0.895	2,000	\$148.48	474	23.6921	MULTI-STY		\$42,020						
010-S26-000-006-00	1019 SHADY SHORES RD	01/26/22	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$262,150	69.91	\$446,172	\$61,145	\$313,855	\$421,139	0.746	3,560	\$88.16	474	38.6716	MULTI-STY		\$56,638						
010-S26-000-011-00	1049 SHADY SHORES RD	11/29/22	\$465,000	WD	19 MULTI PARCEL ARMS LENGTH	\$465,000	\$178,100	38.30	\$367,354	\$206,642	\$259,358	\$198,176	1.309	1,964	\$132.06	474	17.6795	MULTI-STY		\$204,382						
010-S26-000-013-00	1061 SHADY SHORES RD	03/11/21	\$290,000	WD	03-ARMS LENGTH	\$290,000	\$143,250	49.40	\$393,163	\$61,414	\$226,168	\$347,863	0.837	2,176	\$103.05	474	47.9223	MULTI-STY		\$56,663						
010-S26-000-019-02	CMX ST	05/27/20	\$7,000	WD	03-ARMS LENGTH	\$7,000	\$5,150	73.57	\$16,297	\$15,258	(\$1,358)	\$1,463	(1.843)	0	#DIV/0!	474	677.5967	RANCH	MARINA-PRIVATE	\$13,361						
Totals:			\$7,668,900			\$7,668,900	\$2,880,950		\$6,837,399		\$5,629,046	\$4,372,430														
						Sale Ratio =>	37.70				E.C.F. =>	1.180														
						Std. Dev. =>	14.19				Area E.C.F. =>	1.132														
																Std. Deviation=	1.76297263									
																Area Variance=	\$4.9658	Coefficient of Var=>	75.0000119							