ECF 472 R - Bay North 2025 04-01-22 to 03-31-24

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	Dev. by Mean (%)	Building Style	Use Code	Land Value
010-037-200-060-00	408 RICOMA BEACH RD	11/03/23	$0	WD	19-MULTI PARCEL ARM'S LENGTH	$450,000	$236,150	52.48	$499,912	$250,606	$199,394	$256,224	0.778	2,232	$89.33	472	51.6409	RANCH		$246,096
010-K10-000-026-00	365 KILLARNEY BEACH RD	11/14/23	$645,000	WD	03-ARM'S LENGTH	$645,000	$264,950	41.08	$577,147	$149,424	$495,576	$439,592	1.127	3,215	$154.14	472	16.7256	MULTI-STY		$145,734
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	$423,826	$172,371	$212,629	$258,433	0.823	1,870	$113.71	472	47.1847	RANCH		$162,839
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	$526,175	$159,930	$435,070	$376,408	1.156	2,330	$186.73	472	13.8764	MULTI-STY		$154,776
010-L40-000-026-00	294 KILLARNEY BEACH RD	05/17/23	$575,000	WD	03-ARM'S LENGTH	$575,000	$203,950	35.47	$446,123	$160,396	$414,604	$293,656	1.412	2,185	$189.75	472	11.7260	MULTI-STY		$156,296
010-P20-000-002-00	72 TOBICO BEACH	08/09/22	$505,000	WD	03-ARM'S LENGTH	$505,000	$137,700	27.27	$324,008	$206,497	$298,503	$120,772	2.472	1,524	$195.87	472	117.7017	MULTI-STY		$202,807
		Totals:	**$2,705,000**			**$3,155,000**	**$1,215,050**		**$2,797,191**		**$2,055,776**	**$1,745,084**			**$154.92**		**11.6573**			
							Sale. Ratio =>	**38.51**				**E.C.F. =>**	**1.178**		**Std. Deviation=:**	**0.622200401**				
							Std. Dev. =>	**8.50**				**Ave. E.C.F. =>**	**1.295**		**Ave. Variance=>**	**43.1426**	**Coefficient of Var=>**	**33.32473357**		