

ECF 470 R - Bay Central & 474 R- Bay South 2026 04-01-2022 to 03-31-25

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-A16-000-010-00	703 BAY RD	06/19/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$88,150	44.08	\$224,413	\$72,297	\$127,703	\$134,378	0.950
010-A16-000-010-00	703 BAY RD	02/28/25	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$88,150	29.19	\$224,413	\$72,297	\$229,703	\$134,378	1.709
010-A16-000-017-00	719 BAY RD	06/28/24	\$522,500	WD	03-ARM'S LENGTH	\$522,500	\$122,000	23.35	\$328,503	\$91,828	\$430,672	\$209,077	2.060
010-A16-000-027-00	751 BAY RD	06/20/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$82,450	27.03	\$193,829	\$60,954	\$244,046	\$117,381	2.079
010-A16-000-039-00	777 BAY RD	11/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,350	47.74	\$332,572	\$57,945	\$192,055	\$242,603	0.792
010-A16-000-048-00	807 BAY RD	08/19/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$182,300	49.95	\$395,955	\$232,708	\$132,292	\$144,211	0.917
010-D10-000-016-00	267 DONOHUE DR	12/28/23	\$600,500	WD	03-ARM'S LENGTH	\$600,500	\$196,650	32.75	\$457,963	\$160,030	\$440,470	\$263,192	1.674
010-D10-000-042-00	321 DONOHUE DR	07/14/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$80,450	41.26	\$178,078	\$94,386	\$100,614	\$73,933	1.361
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	\$204,273	\$112,639	\$112,361	\$80,949	1.388
010-L10-000-086-00	11 BAY SHORE DR	01/26/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$42,150	26.34	\$122,316	\$69,072	\$90,928	\$47,035	1.933
010-L10-000-087-00	9 BAY SHORE DR	05/05/23	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$63,450	23.51	\$164,488	\$67,365	\$202,535	\$85,798	2.361
010-L10-000-088-00	7 BAY SHORE DR	08/28/24	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$161,000	26.88	\$381,532	\$65,718	\$533,282	\$278,988	1.911
010-L10-000-091-00	1 BAY SHORE DR	11/28/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$146,450	30.20	\$411,988	\$213,850	\$271,150	\$175,034	1.549
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	\$511,297	\$254,249	\$295,751	\$227,074	1.302
010-S36-008-020-02	OAK ST	06/04/24	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$6,100	67.78	\$17,673	\$15,941	(\$6,941)	\$1,885	(3.683)
Totals:			\$5,037,900			\$5,037,900	\$1,634,050		\$4,149,293		\$3,396,621	\$2,215,915	
								Sale. Ratio =>	32.44			E.C.F. =>	1.533
								Std. Dev. =>	12.30			Ave. E.C.F. =>	1.220

ECF USED FOR 2026 1.533