

ECF 472 R - Bay North 2026 04-01-23 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.	Floor Area	
010-A30-000-011-00	120 LITTLE KILLARNEY BCH	06/05/24	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$143,600	38.09	\$304,016	\$161,902	\$215,098	\$120,640	1.783	1,080	
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	\$671,155	\$144,938	\$500,062	\$446,704	1.119	3,215	
010-K10-000-028-00	367 KILLARNEY BEACH RD	07/18/24	\$0	WD	03-ARM'S LENGTH	\$350,000	\$137,050	39.16	\$289,300	\$165,681	\$184,319	\$104,940	1.756	1,874	
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	\$509,043	\$155,584	\$419,416	\$300,050	1.398	2,185	
010-L40-000-027-00	292 KILLARNEY BEACH RD	03/14/25	\$920,000	WD	03-ARM'S LENGTH	\$920,000	\$240,600	26.15	\$553,652	\$131,100	\$788,900	\$358,703	2.199	3,012	
010-L40-000-048-00	248 KILLARNEY BEACH RD	07/24/24	\$506,000	WD	03-ARM'S LENGTH	\$506,000	\$207,150	40.94	\$454,851	\$173,313	\$332,687	\$238,997	1.392	1,744	
010-T11-000-022-00	196 ATHLONE BEACH	02/12/25	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$804,350	42.33	\$1,891,915	\$284,860	\$1,615,140	\$1,364,223	1.184	6,117	
Totals:			\$4,923,000			\$5,273,000	\$2,001,650		\$4,673,932		\$4,055,622	\$2,934,256			
								Sale. Ratio =>	37.96			E.C.F. =>	1.382		
								Std. Dev. =>	5.54			Ave. E.C.F. =>	1.547		

ECF USED FOR 2026 1.382