

2023 SISTER CABLE LK SHORES 1-4 MAGICIAN LK CHANNEL ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-130-265-018-01	09/04/20	\$445,000	WD	\$445,000	\$196,100	44.07	\$388,130	\$88,494	\$356,506	\$261,691	1.362
14-130-364-103-01	09/18/20	\$205,000	WD	\$205,000	\$94,100	45.90	\$185,859	\$32,100	\$172,900	\$146,857	1.177
14-130-364-104-01	08/28/20	\$309,000	WD	\$309,000	\$118,800	38.45	\$235,514	\$54,900	\$254,100	\$172,506	1.473
14-130-364-128-00	05/07/21	\$255,000	WD	\$255,000	\$117,600	46.12	\$232,567	\$32,640	\$222,360	\$183,083	1.215
Totals:		\$1,214,000		\$1,214,000	\$526,600		\$1,042,070		\$1,005,866	\$764,137	
						Sale. Ratio =>	43.38			E.C.F. =>	1.316
						Std. Dev. =>	3.58			Ave. E.C.F. =>	1.307

USED 1.316