

2023 MAGICIAN LAKE LF 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.
14-130-165-033-00	08/27/21	\$925,000	WD	\$925,000	\$413,400	44.69	\$819,839	\$265,300	\$659,700	\$359,390	1.836
14-130-175-057-01	09/30/20	\$575,000	WD	\$575,000	\$275,200	47.86	\$547,702	\$401,544	\$173,456	\$93,932	1.847
14-130-245-030-50	06/04/21	\$375,000	WD	\$375,000	\$187,400	49.97	\$373,092	\$281,600	\$93,400	\$59,295	1.575
14-130-305-017-00	05/20/21	\$412,225	WD	\$412,225	\$205,900	49.95	\$409,267	\$268,400	\$143,825	\$91,294	1.575
Totals:		\$2,287,225		\$2,287,225	\$1,081,900		\$2,149,900		\$1,070,381	\$603,911	
						Sale. Ratio =>	47.30			E.C.F. =>	1.772
						Std. Dev. =>	2.49			Ave. E.C.F. =>	1.708

USED 1.772