

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	
14-100-131-038-01	61620 LAKE VIEW	08/23/24	\$762,000	WD	03-ARM'S LENGTH	\$762,000	\$345,400	45.33	\$761,823	\$182,589	\$579,411	\$123,583	4.688	1,800	\$321.90	DIISL	
14-100-240-013-00	20803 DECATUR ST	11/16/23	\$905,000	WD	03-ARM'S LENGTH	\$905,000	\$305,400	33.75	\$934,421	\$507,422	\$397,578	\$276,733	1.437	1,826	\$217.73	DINS	
14-100-270-006-00	21140 CARLTON AVE	12/01/23	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$443,400	38.56	\$1,225,220	\$505,000	\$645,000	\$435,689	1.480	2,025	\$318.52	DIES	
14-100-445-027-00	21047 DIAMOND HARBOR CT	11/14/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$176,700	40.62	\$532,922	\$79,401	\$355,599	\$315,164	1.128	1,658	\$214.47	DIHC	
14-100-442-009-00	61566 COLONY BAY DR	08/04/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$139,500	35.77	\$342,205	\$213,446	\$176,554	\$89,478	1.973	1,204	\$146.64	DICB	
14-100-445-007-00	60860 CATAMARAN CT	08/20/24	\$696,000	WD	03-ARM'S LENGTH	\$696,000	\$229,200	32.93	\$520,277	\$79,970	\$616,030	\$305,981	2.013	1,854	\$332.27	DIHC	
Totals:			\$4,338,000			\$4,338,000	\$1,639,600		\$4,316,868		\$2,770,172	\$1,546,628			\$258.59		
								Sale. Ratio =>	37.80					E.C.F. =>	1.791	Std. Deviation=>	1.303016314
								Std. Dev. =>	4.68					Ave. E.C.F. =>	2.120	Ave. Variance=>	87.8887

do not use:

14-100-270-002-00	CARLTON DR	05/19/23	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$216,200	31.56	\$882,596	\$507,720	\$177,280	\$242,953	0.730	3,900	\$45.46	DIES
14-100-445-005-00	60864 CATAMARN	12/04/23	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$26,300	23.93	\$702,413	\$96,296	\$13,604	\$421,207	0.032	2,429	\$5.60	DIHC
14-100-240-030-00	20923 DECATUR ST	10/31/24	\$950,000	OTH	03-ARM'S LENGTH	\$860,000	\$390,200	45.37	\$921,892	\$740,316	\$119,684	\$117,677	1.017	1,428	\$83.81	DINS