

2023 Diamond Lk North Shore ECF

Map #	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	roperty Cladding D
94	14-100-032-003-00	61370 CROOKED CRT	06/10/20	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$384,000	40.42	\$736,400	\$490,280	\$459,720	\$474,100	0.970	1,568	\$293.19	DINS	0.4708	CONTEMPORARY	\$490,280	DIAMOND LAKE	401 21
95	14-100-032-019-00	20335 CARA AVE	05/25/22	\$1,800,000	WD	03-ARM'S LENGTH	\$1,800,000	\$657,600	36.53	\$1,315,200	\$952,000	\$657,600	\$482,782	1.362	2,932	\$224.28	DINS	136.2105	CONTEMPORARY	\$95,200	DIAMOND LAKE	401 31
90	14-100-032-026-01	20675 DECATUR ST	03/29/21	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$578,000	44.46	\$1,358,842	\$702,962	\$597,038	\$586,655	1.018	4,444	\$134.35	DINS	101.7699	CONTEMPORARY	\$693,000	DIAMOND LAKE	401 85
96	14-100-220-045-00	20433 CARA AVE	05/12/22	\$3,526,000	WD	03-ARM'S LENGTH	\$3,526,000	\$1,400,000	39.71	\$3,179,866	\$1,674,500	\$1,851,500	\$1,448,319	1.278	4,624	\$400.41	DINS	127.8379	CONTEMPORARY	\$1,674,500	DIAMOND LAKE	401 9
92	14-100-220-046-02	20451 CARA AVE	11/30/20	\$2,200,000	WD	03-ARM'S LENGTH	\$2,200,000	\$1,003,200	45.60	\$2,900,752	\$1,072,818	\$1,127,182	\$1,635,004	0.689	6,672	\$168.94	DINS	27.5555	CONTEMPORARY	\$1,059,300	DIAMOND LAKE	401 92
93	14-100-240-027-00	20897 DECATUR ST	08/14/20	\$1,047,500	WD	03-ARM'S LENGTH	\$1,047,500	\$446,200	42.60	\$1,172,816	\$955,767	\$91,733	\$194,140	0.473	4,971	\$18.45	DINS	49.2453	RANCH	\$950,400	DIAMOND LAKE	401 27
Totals:				\$10,823,500			\$10,823,500	\$4,469,000		\$10,663,876		\$4,784,773	\$4,821,000			\$206.60		2.7524				
							Sale. Ratio =>	41.29					E.C.F. =>	0.992			Std. Deviat	0.3397639				
							Std. Dev. =>	3.34					Ave. E.C.F. =>	0.965			Ave. Varian	73.8483	Coefficient of Var:	76.52982026		

