

2023 DIAMOND LK EAST SHORE WATERFRONT ECF

Map #	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	isd. 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	Other Parcels in Sale	Land Table	operty Cladding De	
97	14-100-031-024-01	21032 CARLTON	07/01/20	\$2,400,000	CD	03-ARM'S LENGTH	\$2,400,000	\$710,300	29.60	\$3,289,068	\$936,459	\$1,463,541	\$881,127	1.661	5,672	\$258.03	DIES	45.2804	CONTEMPORARY	\$892,500		DIAMOND LAKE	401 75
98	14-100-150-022-01	20784 DIAMOND SHORES DR	07/27/20	\$1,150,000	CD	03-ARM'S LENGTH	\$1,104,000	\$662,400	60.00	\$1,120,796	\$739,814	\$364,186	\$142,690	2.552	5,080	\$71.69	DIES	43.8499	CONTEMPORARY	\$690,000	14-100-032-029-20	DIAMOND LAKE	401 27
99	14-100-270-007-00	21150 CARLTON	06/03/21	\$1,251,500	WD	03-ARM'S LENGTH	\$1,236,500	\$472,800	38.24	\$1,580,162	\$431,560	\$804,940	\$430,188	1.871	2,818	\$285.64	DIES	24.2656	CONTEMPORARY	\$425,000		DIAMOND LAKE	401 95
100	14-100-270-013-00	21210 CARLTON	02/28/22	\$1,150,000	WD	03-ARM'S LENGTH	\$690,000	\$232,400	33.68	\$480,411	\$384,915	\$305,085	\$76,397	3.993	926	\$329.47	DIES	187.9635	CONTEMPORARY	\$375,000	14-100-270-014-00	DIAMOND LAKE	401 54
105	14-100-330-005-00	61436 LEIGH AVE	06/23/20	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$233,000	45.69	\$891,035	\$300,477	\$209,523	\$221,183	0.947	4,352	\$48.14	DIES	116.6507	2 STORY	\$300,000	14-100-330-065-00	DIAMOND LAKE	401 99
106	14-100-330-053-00	61557 LEIGH AVE	11/30/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$156,800	43.56	\$532,274	\$77,925	\$282,075	\$170,168	1.658	2,126	\$132.68	DIES	45.6167	RANCH	\$60,000		DIAMOND LAKE	401 80
<b>Totals:</b>				<b>\$6,821,500</b>			<b>\$6,300,500</b>	<b>\$2,467,700</b>		<b>\$7,893,746</b>		<b>\$3,429,350</b>	<b>\$1,921,753</b>			<b>\$187.61</b>						<b>32.9301</b>	
									Sale. Ratio =>	39.17			E.C.F. =>	1.784			Std. Deviatio	1.05433					
									Std. Dev. =>	10.74			Ave. E.C.F. =>	2.114			Ave. Varianci	77.2711	Coefficient of Var:	36.55569649			