

2023 DIAMOND LK WEST SHORE ECF

Map #	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Soldsd/Adj. Sa	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	erty Cliding De		
107	14-100-182-015-00	21965 HOWELL DR	09/03/21	\$2,300,000	WD	03-ARM'S LENGTH	\$2,097,480	\$716,700	34.17	\$1,599,173	\$359,527	\$1,737,953	\$910,166	1.909	3,750	\$463.45	DIWS	31.6554	CONTEMPORARY	\$345,000	14-100-180-020-00	DIAMOND LAKE	401	99
108	14-100-187-009-00	21677 HOWELL DR	07/02/21	\$850,000	WD	03-ARM'S LENGTH	\$807,500	\$314,000	38.89	\$358,852	\$29,911	\$777,589	\$241,513	3.220	2,126	\$365.75	DIWS	99.3609	MANUFACTURED	\$22,500	14-100-186-007-00	DIAMOND LAKE	401	75
109	14-100-187-021-00	21775 HOWELL DR	01/06/22	\$1,275,000	WD	03-ARM'S LENGTH	\$1,150,000	\$426,500	37.09	\$1,069,884	\$486,334	\$663,666	\$428,451	1.549	3,819	\$173.78	DIWS	67.7055	2 STORY	\$485,000		DIAMOND LAKE	401	84
<b>Totals:</b>				<b>\$4,425,000</b>			<b>\$4,054,980</b>	<b>\$1,457,200</b>		<b>\$3,027,909</b>		<b>\$3,179,208</b>	<b>\$1,580,130</b>			<b>\$334.33</b>		<b>21.4053</b>						
												<b>E.C.F. =&gt;</b>	<b>2.012</b>	<b>Std. Deviation:</b>	<b>0.87916702</b>									
												<b>Ave. E.C.F. =&gt;</b>	<b>2.226</b>	<b>Ave. Variance:</b>	<b>66.2406 Coefficient of Var=&gt; 29.75709171</b>									