

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	Dev. by Mean (%)	Building Style	land ratio	Land Value	
051-117-015-00	221 HARBOR DR	09/01/22	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$136,100	30.18	\$358,987	\$46,964	\$404,036	\$215,188	1.878	1,572	\$257.02	159CW	25.8586	ONE STORY	10%	\$43,200	
051-117-016-00	223 HARBOR DR	08/29/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$135,900	31.98	\$358,541	\$46,518	\$378,482	\$215,188	1.759	1,572	\$240.76	159CW	13.9834	ONE STORY	10%	\$43,200	
051-117-046-00	243 HARBOR DR	10/19/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$149,900	42.83	\$349,737	\$48,479	\$301,521	\$207,764	1.451	1,383	\$218.02	159CW	16.7742	ONE STORY	12%	\$43,200	
051-117-051-00	253 HARBOR DR	01/22/24	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$155,900	44.54	\$363,329	\$49,935	\$300,065	\$216,134	1.388	1,525	\$196.76	159CW	23.0678	ONE STORY	12%	\$43,200	
<b>Totals:</b>			<b>\$1,576,000</b>			<b>\$1,576,000</b>	<b>\$577,800</b>		<b>\$1,430,594</b>		<b>\$1,384,104</b>	<b>\$854,275</b>			<b>\$228.14</b>		<b>0.1202</b>		<b>11%</b>		
								<b>Sale. Ratio =&gt;</b>	<b>36.66</b>				<b>E.C.F. =&gt;</b>	<b>1.620</b>	<b>Std. Deviation=&gt;</b>		<b>0.236480673</b>				
								<b>Std. Dev. =&gt;</b>	<b>7.35</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.619</b>	<b>Ave. Variance=&gt;</b>		<b>19.9210</b>	<b>Coefficient of Var=&gt;</b>	<b>12.30442771</b>		

051-117-016-00	223 HARBOR DR	08/28/23	\$543,000	WD	03-ARM'S LENGTH	\$543,000	\$153,700	28.31	\$358,541	\$46,518	\$496,482	\$215,188	2.307	1,572	\$315.83	159CW	68.8191	ONE STORY		\$43,200
----------------	---------------	----------	-----------	----	-----------------	-----------	-----------	-------	-----------	----------	-----------	-----------	-------	-------	----------	-------	---------	-----------	--	----------