

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		
051-251-005-00	1228 BLUE HERON DRIVE	04/09/24	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$152,600	45.01	\$303,277	\$46,786	\$292,214	\$305,346	0.957	1,466	\$199.33	4400	3.5624	ONE STORY	12%	\$40,000		
051-251-021-00	1295 BLUE HERON DRIVE	06/28/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$170,900	44.39	\$339,598	\$45,868	\$339,132	\$349,679	0.970	1,336	\$253.84	4400	4.8472	ONE STORY	10%	\$40,000		
051-251-021-00	1295 BLUE HERON DRIVE	10/05/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$158,900	45.40	\$339,598	\$45,868	\$304,132	\$349,679	0.870	1,336	\$227.64	4400	5.1620	ONE STORY	11%	\$40,000		
051-251-026-00	1267 BLUE HERON DRIVE	08/28/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$140,600	44.63	\$300,205	\$46,011	\$268,989	\$302,612	0.889	1,088	\$247.23	4400	3.2476	ONE STORY	13%	\$40,000		
<b>Totals:</b>			<b>\$1,389,000</b>			<b>\$1,389,000</b>	<b>\$623,000</b>		<b>\$1,282,678</b>		<b>\$1,204,467</b>	<b>\$1,307,315</b>			<b>\$232.01</b>		<b>0.0039</b>		<b>12%</b>			
								<b>Sale. Ratio =&gt;</b>	<b>44.85</b>				<b>E.C.F. =&gt;</b>	<b>0.921</b>			<b>Std. Deviation=&gt;</b>	<b>0.0494569</b>				
								<b>Std. Dev. =&gt;</b>	<b>0.44</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.921</b>			<b>Ave. Variance=&gt;</b>	<b>4.2048</b>	<b>Coefficient of Var=&gt;</b>	<b>4.563668555</b>		