

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		
051-115-040-13	257 HARBOR DR	09/26/23	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$126,000	35.59	\$294,556	\$44,093	\$309,907	\$172,733	1.794	1,278	\$242.49	159CE	11.7540	ONE STORY	12%	\$43,200		
051-115-040-15	261 HARBOR DR	04/25/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$118,800	36.55	\$329,623	\$44,093	\$280,907	\$196,917	1.427	1,698	\$165.43	159CE	25.0075	2 STORY	13%	\$43,200		
051-117-009-00	209 HARBOR DR	03/16/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$154,100	29.63	\$426,343	\$48,202	\$471,798	\$260,787	1.809	1,662	\$283.87	159CE	13.2535	2 STORY	8%	\$43,200		
Totals:			\$1,199,000			\$1,199,000	\$398,900		\$1,050,522		\$1,062,612	\$630,437			\$230.60		0.8918		11%			
								Sale. Ratio =>	33.27				E.C.F. =>	1.686	Std. Deviation=>		0.216700682					
								Std. Dev. =>	3.75				Ave. E.C.F. =>	1.677	Ave. Variance=>		16.6716	Coefficient of Var=>		9.943732329		