

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-005-396-00	4744 PRINCESS DR	09/11/20	\$210,000	WD	24-PARTIAL ASSESSMENT	\$210,000	\$122,900	58.52	\$245,807	\$34,223	\$175,777	\$203,446	0.864
11-040-007-00	4754 TORSTEN DR	08/02/24	\$185,000	WD	24-PARTIAL ASSESSMENT	\$185,000	\$69,200	37.41	\$138,314	\$38,295	\$146,705	\$109,670	1.338
11-040-014-00	11843 SAMS AVE	11/17/20	\$184,900	WD	25-PARTIAL CONSTRUCTION	\$184,900	\$97,200	52.57	\$194,423	\$37,719	\$147,181	\$150,677	0.977
Totals:			\$579,900			\$579,900	\$289,300		\$578,544		\$469,663	\$463,793	
								Sale. Ratio =>	49.89			E.C.F. =>	1.013
<i>*Due to a lack of current sales, time period was extended to develop ECF</i>								Std. Dev. =>	10.89			Ave. E.C.F. =>	1.059