

ECF 2024 NEWER B & C SUBDIVISIONS 4-1-21 TO 3-31-23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
140-A10-000-001-00	4715 STEPHANIE ST	03/30/22	\$381,693	PTA	03-ARM'S LENGTH	\$381,693	\$150,750	39.50	\$301,543	\$29,774	\$351,919	\$301,630	1.167
140-B10-000-008-00	4787 BRIARWOOD CT	07/01/22	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$178,700	32.79	\$357,425	\$95,711	\$449,289	\$290,471	1.547
140-C11-000-037-00	1235 SARAH JANE COURT.	05/17/21	\$595,000	MLC	03-ARM'S LENGTH	\$595,000	\$351,250	59.03	\$877,578	\$89,423	\$505,577	\$864,827	0.585
140-E05-000-005-00	4564 EASTWOOD DR	06/17/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$156,650	44.76	\$313,333	\$43,553	\$306,447	\$299,423	1.023
140-F05-000-003-00	1526 FISHERVILLE CT	07/06/22	\$342,000	PTA	03-ARM'S LENGTH	\$342,000	\$155,700	45.53	\$311,394	\$37,131	\$304,869	\$304,398	1.002
140-F05-000-007-01	1564 FISHERVILLE CT	04/29/22	\$324,150	PTA	03-ARM'S LENGTH	\$324,150	\$135,950	41.94	\$271,934	\$37,260	\$286,890	\$260,459	1.101
140-G15-000-001-00	4740 GRAY HAWK LN	10/14/22	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$127,750	53.23	\$255,507	\$46,329	\$193,671	\$232,162	0.834
140-G15-000-037-00	4739 GRAY HAWK LN	08/05/21	\$288,900	WD	03-ARM'S LENGTH	\$288,900	\$143,100	49.53	\$286,172	\$34,914	\$253,986	\$278,866	0.911
Totals:			\$3,066,743			\$3,066,743	\$1,399,850		\$2,974,886		\$2,652,648	\$2,832,237	
								Sale. Ratio =>	45.65			E.C.F. =>	0.937
								Std. Dev. =>	8.19			Ave. E.C.F. =>	1.021

USED 0.937 FOR 2024