

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-24-105-003	3870 SANDPIPER	01/24/23	\$975,160	WD	03-ARM'S LENGTH	\$975,160	\$458,530	47.02
88-20-24-105-006	3872 MACAW	03/13/23	\$879,900	WD	03-ARM'S LENGTH	\$879,900	\$461,570	52.46
88-20-24-105-007	3864 MACAW	02/27/23	\$874,230	WD	03-ARM'S LENGTH	\$874,230	\$462,840	52.94
		Totals:	\$2,729,290			\$2,729,290	\$1,382,940	
							Sale. Ratio =>	50.67
							Std. Dev. =>	3.29

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$917,055	\$147,747	\$827,413	\$682,616	1.212	3,582	\$230.99	24T	10.2543
\$923,138	\$147,747	\$732,153	\$688,013	1.064	3,575	\$204.80	24T	4.5423
\$925,685	\$147,747	\$726,483	\$690,273	1.052	3,582	\$202.81	24T	5.7121
\$2,765,878		\$2,286,049	\$2,060,902			\$212.87		0.0331
		E.C.F. =>	1.109			Std. Deviation=>	0.088997492	
		Ave. E.C.F. =>	1.110			Ave. Variance=>	6.8362	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
COLONIAL		\$147,747	No	/ /		R-1C	401	98
COLONIAL		\$147,747	No	/ /		R-1C	401	98
COLONIAL		\$147,747	No	/ /		R-1C	401	98

6.16109831

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
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Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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