

4350 Residential ECF for 2024

Point O'Woods

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 (%)	Land Value	Other Parcels in Sale	Land Table	Property Class	
03-2850-0003-01-5	4590 ROSS DR	09/01/21	\$459,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$459,000	\$165,400	36.03	\$456,077	\$144,686	\$314,314	\$344,459	0.912	3,666	\$85.74	4350	1.2254	\$59,430	03-2850-0004-00-3	4350 POINT O'WOODS	401	
03-6090-0040-02-6	1355 POINT O' WOODS DR	04/20/21	\$424,500	WD	03-ARM'S LENGTH	\$424,500	\$121,400	28.60	\$431,338	\$45,532	\$378,968	\$426,777	0.888	3,374	\$112.32	4350	1.2254	\$15,644		4350 POINT O'WOODS	401	
Totals:			\$883,500			\$883,500	\$286,800		\$887,415		\$693,282	\$771,236			\$99.03		0.1308					
								Sale. Ratio =>	32.46				E.C.F. =>	0.899			Std. Deviation=>	0.01732995				
								Std. Dev. =>	5.26				Ave. E.C.F. =>	0.900			Ave. Variance=>	1.2254	Coefficient of Var=>	1.36121937		

Used ECF .899 for 4350 Point O'Woods Neighborhood