

# 4525 Residential ECF for 2024

Harbor Shore Development

| 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 |
|-------------------|-----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------------|---------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-----------------|----------|----------------------------|-------------------|--------------------------------|-------------------|----------------|
| 03-3070-0007-00-1 | 336 MORNING WALK PATH | 07/21/21  | \$674,900          | WD     | 03-ARM'S LENGTH | \$674,900          | \$282,000                | 41.78         | \$676,584          | \$107,764   | \$567,136          | \$394,193          | 1.439                    | 2,052        | \$276.38        | 4525     | 13.1819                    | \$92,336          | 4525 HARBOR SHORES DEVELOPMENT |                   | 401            |
| 03-3070-0048-00-0 | 228 MORNING WALK PATH | 10/21/22  | \$991,000          | WD     | 03-ARM'S LENGTH | \$991,000          | \$291,700                | 29.43         | \$812,018          | \$156,086   | \$834,914          | \$454,561          | 1.837                    | 3,236        | \$258.01        | 4525     | 26.6199                    | \$137,341         | 4525 HARBOR SHORES DEVELOPMENT |                   | 401            |
| 03-3070-0058-00-5 | 288 MORNING WALK PATH | 11/24/21  | \$900,000          | WD     | 03-ARM'S LENGTH | \$900,000          | \$279,500                | 31.06         | \$903,634          | \$136,186   | \$763,814          | \$531,842          | 1.436                    | 3,153        | \$242.25        | 4525     | 13.4380                    | \$105,708         | 4525 HARBOR SHORES DEVELOPMENT |                   | 401            |
| <b>Totals:</b>    |                       |           | <b>\$2,565,900</b> |        |                 | <b>\$2,565,900</b> | <b>\$853,200</b>         |               | <b>\$2,392,236</b> |             | <b>\$2,165,864</b> | <b>\$1,380,596</b> |                          |              | <b>\$258.88</b> |          | <b>0.1758</b>              |                   |                                |                   |                |
|                   |                       |           |                    |        |                 |                    | <b>Sale. Ratio =&gt;</b> | <b>33.25</b>  |                    |             |                    |                    | <b>E.C.F. =&gt;</b>      | <b>1.569</b> |                 |          | <b>Std. Deviation=&gt;</b> | <b>0.23053897</b> |                                |                   |                |
|                   |                       |           |                    |        |                 |                    | <b>Std. Dev. =&gt;</b>   | <b>6.71</b>   |                    |             |                    |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.571</b> |                 |          | <b>Ave. Variance=&gt;</b>  | <b>17.7466</b>    | <b>Coefficient of Var=&gt;</b> | <b>11.2996437</b> |                |

Used 1.569 ECF for 4525 Harbor Shores Neighborhood

Course View & HH