

5100 Residential ECF for 2024

River, Lake, Sub

| 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 | Building Depr. | |
|-------------------|----------------------|-----------|------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|-----------------|----------------------------|------------------|-------------------|---|--------------------|----------------|----------------|--|
| 03-7700-0002-00-5 | 636 N CYGNET LAKE DR | 06/13/22 | \$323,000 | WD | 03-ARM'S LENGTH | \$323,000 | \$121,800 | 37.71 | \$330,234 | \$37,107 | \$285,893 | \$307,907 | 0.929 | 1,390 | \$205.68 | 5100 | 3.6977 | \$32,548 | | 5100 TRUMPETER BAY | 401 | 100 | |
| 03-7700-0011-00-4 | 600 N CYGNET LAKE DR | 08/10/22 | \$313,000 | WD | 03-ARM'S LENGTH | \$313,000 | \$118,900 | 37.99 | \$303,190 | \$63,732 | \$249,268 | \$251,532 | 0.991 | 1,351 | \$184.51 | 5100 | 9.9472 | \$48,914 | | 5100 TRUMPETER BAY | 401 | 85 | |
| 03-7700-0018-00-9 | 605 N CYGNET LAKE DR | 06/21/21 | \$305,000 | WD | 03-ARM'S LENGTH | \$305,000 | \$103,900 | 34.07 | \$326,397 | \$43,824 | \$261,176 | \$296,820 | 0.880 | 1,776 | \$147.06 | 5100 | 1.1616 | \$33,050 | | 5100 TRUMPETER BAY | 401 | 93 | |
| 03-7700-0023-00-2 | 627 N CYGNET LAKE DR | 07/30/21 | \$289,000 | WD | 03-ARM'S LENGTH | \$289,000 | \$98,200 | 33.98 | \$302,202 | \$37,194 | \$251,806 | \$278,370 | 0.905 | 1,600 | \$157.38 | 5100 | 1.3045 | \$33,050 | | 5100 TRUMPETER BAY | 401 | 100 | |
| 03-7700-0028-00-4 | 641 S CYGNET LAKE DR | 09/15/21 | \$251,000 | WD | 03-ARM'S LENGTH | \$251,000 | \$112,600 | 44.86 | \$271,733 | \$36,698 | \$214,302 | \$246,886 | 0.868 | 1,998 | \$107.26 | 5100 | 2.3507 | \$33,050 | | 5100 TRUMPETER BAY | 401 | 95 | |
| 03-7700-0032-00-1 | 655 S CYGNET LAKE DR | 10/29/21 | \$285,000 | WD | 03-ARM'S LENGTH | \$285,000 | \$116,300 | 40.81 | \$298,880 | \$37,972 | \$247,028 | \$274,063 | 0.901 | 2,096 | \$117.86 | 5100 | 0.9826 | \$33,050 | | 5100 TRUMPETER BAY | 401 | 96 | |
| 03-7700-0042-00-7 | 654 S CYGNET LAKE DR | 10/19/21 | \$275,000 | WD | 03-ARM'S LENGTH | \$275,000 | \$100,700 | 36.62 | \$274,527 | \$38,195 | \$236,805 | \$248,248 | 0.954 | 1,679 | \$141.04 | 5100 | 6.2376 | \$34,372 | | 5100 TRUMPETER BAY | 401 | 100 | |
| 03-7700-0050-00-0 | 630 SWAN RIVER DR | 04/14/22 | \$435,000 | WD | 03-ARM'S LENGTH | \$435,000 | \$179,300 | 41.22 | \$449,803 | \$56,368 | \$378,632 | \$413,272 | 0.916 | 2,142 | \$176.77 | 5100 | 2.4652 | \$51,750 | | 5100 TRUMPETER BAY | 401 | 98 | |
| 03-7700-0065-00-7 | 644 S CYGNET LAKE DR | 08/05/21 | \$252,000 | WD | 03-ARM'S LENGTH | \$252,000 | \$129,600 | 51.43 | \$315,512 | \$69,681 | \$182,319 | \$258,226 | 0.706 | 2,189 | \$83.29 | 5100 | 18.5484 | \$66,100 | | 5100 TRUMPETER BAY | 401 | 94 | |
| 03-7700-0066-00-3 | 635 TRUMPETER BAY DR | 05/28/21 | \$279,900 | WD | 03-ARM'S LENGTH | \$279,900 | \$105,300 | 37.62 | \$296,687 | \$74,073 | \$205,827 | \$233,838 | 0.880 | 1,458 | \$141.17 | 5100 | 1.1318 | \$69,405 | | 5100 TRUMPETER BAY | 401 | 100 | |
| 03-7700-0071-00-7 | 609 TRUMPETER BAY DR | 05/12/22 | \$276,141 | CD | 03-ARM'S LENGTH | \$276,141 | \$116,200 | 42.08 | \$281,196 | \$37,349 | \$238,792 | \$256,142 | 0.932 | 1,902 | \$125.55 | 5100 | 4.0736 | \$33,050 | | 5100 TRUMPETER BAY | 401 | 100 | |
| 03-7700-0104-00-2 | 580 TRUMPETER BAY DR | 05/14/21 | \$337,000 | WD | 03-ARM'S LENGTH | \$337,000 | \$140,100 | 41.57 | \$374,495 | \$65,795 | \$271,205 | \$324,265 | 0.836 | 2,128 | \$127.45 | 5100 | 5.5160 | \$59,490 | | 5100 TRUMPETER BAY | 401 | 96 | |
| Totals: | | | | | | \$3,621,041 | \$1,442,900 | | \$3,824,856 | | \$3,023,053 | \$3,389,567 | | | \$142.92 | | 0.0341 | | | | | | |
| | | | | | | | | Sale. Ratio => | 39.85 | | | | | E.C.F. => | 0.892 | Std. Deviation=> | | 0.07131828 | | | | | |
| | | | | | | | | Std. Dev. => | 4.87 | | | | | Ave. E.C.F. => | 0.892 | Ave. Variance=> | | 4.7847 | Coefficient of Var=> 5.36690039 | | | | |

Used .892 ECF for 5100 Neighborhood