

CEDAR CREEK	2023	COMMERCIAL	ECF			
Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2209-GA-0825	03/31/21	\$35,000	\$14,984	\$20,016	\$32,711	0.612
10-086-00-048-00	09/30/20	\$100,000	\$17,250	\$82,750	\$127,767	0.648
10-086-00-048-00	09/30/20	\$100,000	\$17,250	\$82,750	\$127,767	0.648
2209-34-2211	04/21/22	\$300,000	\$5,120	\$294,880	\$455,169	0.648
10-086-00-163-00	06/23/22	\$400,000	\$67,199	\$332,801	\$512,452	0.649
2209-28-4411	04/23/21	\$165,000	\$78,682	\$86,318	\$126,008	0.685
2110-12-4102	07/30/20	\$104,000	\$36,312	\$67,688	\$97,935	0.691
2209-16-4202	10/25/21	\$77,000	\$9,746	\$67,254	\$93,973	0.716
2209-28-2407	12/23/20	\$400,000	\$216,021	\$183,979	\$254,662	0.722
10-073-00-012-00	01/07/21	\$695,000	\$277,170	\$417,830	\$576,901	0.724
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10-055-00-014-00	01/26/21	\$40,000	\$5,226	\$34,774	\$47,463	0.733
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10-066-00-024-00	10/08/21	\$250,000	\$142,404	\$107,596	\$141,568	0.760
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10-086-00-181-02	12/29/21	\$460,000	\$50,991	\$409,009	\$535,988	0.763
2209-29-3408	08/25/22	\$1,000,000	\$103,168	\$896,832	\$1,076,552	0.833
2209-SAE-48-03	04/22/22	\$250,000	\$95,361	\$154,639	\$183,991	0.840
2209-28-1103-02	11/29/21	\$1,005,000	\$430,701	\$574,299	\$664,766	0.864
10-086-00-176-00	12/23/20	\$137,200	\$34,550	\$102,650	\$116,544	0.881
10-086-00-010-00	07/13/20	\$818,240	\$164,226	\$654,014	\$627,429	1.042
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2209-29-4306	06/29/22	\$150,000	\$106,905	\$43,095	\$40,416	1.066
10-086-00-129-00	11/12/21	\$490,000	\$151,263	\$338,737	\$310,514	1.091
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2109-LKG-14	11/19/21	\$692,500	\$82,677	\$609,823	\$547,712	1.113
2209-20-3313	08/14/20	\$225,000	\$33,547	\$191,453	\$148,252	1.291
<b>Totals:</b>		<b>\$8,506,180</b>		<b>\$6,087,702</b>	<b>\$6,721,974</b>	
					<b>E.C.F. =&gt;</b>	<b>0.906</b>
					<b>Ave. E.C.F. =&gt;</b>	<b>0.908</b>