

CEDAR CREEK		RES/M.H. ECF	2023			
Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2309-01-1102	07/14/20	\$80,000	\$11,967	\$68,033	\$78,027	0.872
2309-01-3403	02/23/21	\$295,900	\$35,051	\$260,849	\$236,597	1.103
2309-02-4201-02	08/06/20	\$220,000	\$25,095	\$194,905	\$196,145	0.994
2309-04-1101	05/27/21	\$270,000	\$47,254	\$222,746	\$163,971	1.358
2309-04-2206	08/31/21	\$12,500	\$5,149	\$7,351	\$13,938	0.527
2309-05-3209	12/17/21	\$237,000	\$33,838	\$203,162	\$167,095	1.216
2309-05-3314	02/25/21	\$190,000	\$28,045	\$161,955	\$149,706	1.082
2309-07-1404	05/04/21	\$210,000	\$56,340	\$153,660	\$110,666	1.389
2309-07-3302-01	11/29/21	\$65,000	\$13,200	\$51,800	\$70,298	0.737
2309-09-2105	11/20/20	\$69,000	\$5,900	\$63,100	\$45,707	1.381
2309-10-4203	03/05/21	\$114,900	\$7,496	\$107,404	\$71,130	1.510
2309-10-4401	06/10/21	\$283,000	\$102,429	\$180,571	\$203,908	0.886
2309-11-1305	06/01/20	\$184,500	\$10,128	\$174,372	\$161,147	1.082
2309-11-4206	07/20/20	\$135,000	\$20,405	\$114,595	\$106,960	1.071
2309-12-1301-01	11/05/21	\$185,000	\$16,999	\$168,001	\$165,934	1.012
2309-12-3202-01	07/09/21	\$335,000	\$48,749	\$286,251	\$211,689	1.352
2309-12-4102	03/14/22	\$160,000	\$13,340	\$146,660	\$231,222	0.634
2309-12-4103	03/14/22	\$160,000	\$13,340	\$146,660	\$231,222	0.634
2309-14-4301	01/06/21	\$277,500	\$36,392	\$241,108	\$191,137	1.261
2309-15-3102	01/13/21	\$143,000	\$25,175	\$117,825	\$157,516	0.748
2309-16-1406	07/29/21	\$29,900	\$3,248	\$26,652	\$51,758	0.515
2309-17-3202	07/28/21	\$240,000	\$18,819	\$221,181	\$158,623	1.394
2309-17-3207	04/30/21	\$260,000	\$8,033	\$251,967	\$194,573	1.295
2309-17-3207	01/28/22	\$270,000	\$8,107	\$261,893	\$210,485	1.244
2309-18-2105	01/29/21	\$360,000	\$114,794	\$245,206	\$228,864	1.071
2309-18-2301	11/05/21	\$160,000	\$43,920	\$116,080	\$72,393	1.603
2309-19-1205	06/21/21	\$36,000	\$23,616	\$12,384	\$13,291	0.932
2309-21-1102-01	06/25/20	\$350,000	\$84,324	\$265,676	\$306,647	0.866
2309-21-3402	01/07/22	\$312,500	\$18,205	\$294,295	\$282,929	1.040
2309-21-3403	12/29/21	\$70,500	\$57,340	\$13,160	\$15,795	0.833
2309-21-4304	05/21/21	\$202,000	\$15,897	\$186,103	\$143,550	1.296
2309-22-4402	03/11/22	\$285,000	\$18,070	\$266,930	\$237,863	1.122

2309-23-3201	11/30/21	\$275,000	\$18,207	\$256,793	\$224,087	1.146
2309-23-3203	09/08/21	\$279,900	\$17,526	\$262,374	\$249,819	1.050
2309-24-1201-01	07/15/20	\$110,000	\$13,126	\$96,874	\$101,494	0.954
2309-24-2401	11/12/21	\$115,000	\$75,948	\$39,052	\$74,245	0.526
2309-25-1101	08/06/21	\$456,900	\$153,737	\$303,163	\$264,677	1.145
2309-28-1304	11/25/20	\$210,000	\$11,200	\$198,800	\$244,445	0.813
2309-30-1201	03/31/21	\$275,000	\$72,901	\$202,099	\$223,477	0.904
2309-CH-51	02/02/21	\$115,000	\$2,297	\$112,703	\$106,099	1.062
2309-SM-09	03/08/21	\$165,000	\$19,912	\$145,088	\$109,772	1.322
Totals:		\$8,205,000		\$6,849,481	\$6,478,899	
					E.C.F. =>	1.057

MOBILE HOMES

2309-07-2106	12/30/21	\$44,000	\$8,246	\$35,754	\$47,638	0.751
2309-16-1411	11/13/20	\$19,500	\$2,242	\$17,258	\$21,647	0.797
2309-16-3305	10/07/20	\$117,500	\$15,000	\$102,500	\$78,539	1.305
2309-24-1203	02/26/21	\$145,000	\$29,871	\$115,129	\$71,982	1.599
2309-27-1208	11/19/20	\$70,000	\$21,890	\$48,110	\$32,130	1.497
					E.C.F.	1.19

OUTLYERS

2309-01-1404-02	08/27/20	\$32,000	\$7,920	\$24,080	\$8,272	2.911
2309-04-2401	05/27/20	\$155,000	\$38,528	\$116,472	\$75,948	1.534
2309-06-2101-01	03/08/21	\$110,000	\$83,780	\$26,220	\$15,093	1.737
2309-08-2302	03/05/21	\$92,500	\$31,954	\$60,546	\$170,250	0.356
2309-09-2203	07/28/20	\$130,994	\$6,535	\$124,459	\$73,778	1.687
2309-15-3201	10/27/21	\$175,000	\$58,760	\$116,240	\$75,301	1.544
2309-16-2101	05/26/21	\$370,000	\$133,996	\$236,004	\$75,854	3.111
2309-16-4203	10/29/21	\$160,000	\$25,656	\$134,344	\$32,791	4.097
2309-21-2201	02/23/22	\$255,000	\$37,746	\$217,254	\$128,666	1.689
2309-21-3403	12/29/21	\$52,200	\$57,340	(\$5,140)	\$15,795	(0.325)
2309-22-3102	07/30/20	\$122,900	\$110,903	\$11,997	\$63,030	0.190
2309-23-1101-01	02/10/22	\$269,900	\$30,879	\$239,021	\$86,734	2.756
2309-24-4304-01	01/14/22	\$220,000	\$7,171	\$212,829	\$104,010	2.046
2309-24-4401	06/28/21	\$605,000	\$76,884	\$528,116	\$291,430	1.812

2309-30-2301	05/07/21	\$337,500	\$361,570	(\$24,070)	\$9,794	(2.458)
2309-32-1107	06/01/21	\$275,000	\$25,938	\$249,062	\$181,832	1.370
2309-CH-47	05/11/21	\$115,900	\$2,297	\$113,603	\$76,738	1.480
2309-33-4103	08/17/21	\$291,500	\$23,324	\$268,176	\$142,523	1.882
2309-36-1221	05/20/21	\$35,000	\$22,118	\$12,882	\$2,196	5.866
2309-CH-38	08/19/21	\$158,750	\$6,077	\$152,673	\$70,731	2.159