

Davidson Shores Ecf

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
10-032-00-054-00	129 DAVIDSEN SHORE DR	07/22/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$142,100	51.67	\$284,246	\$87,770	\$187,230	\$265,867	0.704	1,750	\$106.99	40	3.1601	TWO-STORY		
10-032-00-056-00	DAVIDSEN SHORE DR	07/02/21	\$314,029	WD	03-ARM'S LENGTH	\$314,029	\$175,600	55.92	\$351,191	\$88,502	\$225,527	\$355,466	0.634	2,300	\$98.06	40	10.1369	TWO-STORY		
10-032-00-062-00	114 DAVIDSEN SHORE DR	10/18/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$181,300	45.33	\$362,534	\$89,678	\$310,322	\$369,223	0.840	2,472	\$125.53	40	10.4648	TWO-STORY		
10-032-00-065-00	1401 SUNNYSIDE DR	09/29/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$173,200	48.79	\$346,354	\$92,278	\$262,722	\$343,811	0.764	3,384	\$77.64	40	2.8323	BUNGALOW		
Totals:			\$1,344,029			\$1,344,029	\$672,200		\$1,344,325		\$985,801	\$1,334,367			\$102.05		0.2953			
								Sale. Ratio =>	50.01					E.C.F. =>	0.739	Std. Deviation=>		0.08761226		
								Std. Dev. =>	4.49					Ave. E.C.F. =>	0.736	Ave. Variance=>		6.6485	Coefficient of Var=>	9.035485666
													USED	0.739						