

CEDAR CREEK      RESIDENTIAL ECF      2024

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
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
2309-05-3212	12/20/22	\$315,000	\$22,320	\$292,680	\$345,484	0.847
2309-05-3219	06/17/22	\$289,900	\$32,582	\$257,318	\$198,707	1.295
2309-06-2102	10/12/21	\$150,000	\$20,154	\$129,846	\$105,968	1.225
2309-06-3303	09/20/22	\$199,000	\$24,377	\$174,623	\$168,498	1.036
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
2309-08-4401	04/08/22	\$277,500	\$20,753	\$256,747	\$181,526	1.414
2309-08-4401	03/01/23	\$295,000	\$23,479	\$271,521	\$201,432	1.348
2309-10-1303	01/06/23	\$80,000	\$11,254	\$68,746	\$52,558	1.308
2309-10-4401	06/10/21	\$283,000	\$102,429	\$180,571	\$203,908	0.886
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
2309-12-3202-01	10/04/22	\$360,000	\$64,426	\$295,574	\$209,138	1.413
2309-12-4103	03/14/22	\$160,000	\$13,340	\$146,660	\$231,222	0.634
2309-13-3102	08/12/22	\$58,000	\$12,898	\$45,102	\$83,460	0.540
2309-15-3201	10/27/21	\$175,000	\$58,760	\$116,240	\$75,301	1.544
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
2309-17-3206	05/27/22	\$249,900	\$14,883	\$235,017	\$169,340	1.388
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
2309-19-1205	06/21/21	\$36,000	\$23,616	\$12,384	\$13,291	0.932
2309-21-2201	02/23/22	\$255,000	\$37,746	\$217,254	\$128,666	1.689
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
2309-23-2211	10/14/22	\$225,000	\$10,937	\$214,063	\$226,558	0.945
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

2309-24-4401	06/28/21	\$605,000	\$76,884	\$528,116	\$291,430	1.812
2309-25-1101	08/06/21	\$456,900	\$153,737	\$303,163	\$264,677	1.145
2309-27-1102	11/17/22	\$220,000	\$10,672	\$209,328	\$150,601	1.390
2309-28-1302	04/28/22	\$95,000	\$23,349	\$71,651	\$83,134	0.862
2309-29-3202	10/24/22	\$111,000	\$37,136	\$73,864	\$135,926	0.543
2309-32-1107	06/01/21	\$275,000	\$25,938	\$249,062	\$181,832	1.370
2309-32-1133-02	01/19/23	\$325,000	\$29,154	\$295,846	\$247,621	1.195
2309-33-1101	12/21/22	\$30,000	\$11,470	\$18,530	\$33,612	0.551
2309-33-4103	08/17/21	\$291,500	\$23,324	\$268,176	\$142,523	1.882
2309-CH-40	10/13/22	\$166,500	\$11,494	\$155,006	\$193,031	0.803
2309-CH-47	05/11/21	\$115,900	\$2,297	\$113,603	\$76,738	1.480
2309-CH-48	04/18/22	\$135,099	\$4,158	\$130,941	\$82,023	1.596
2309-CH-49	02/23/23	\$150,000	\$2,297	\$147,703	\$101,171	1.460
	<b>Totals:</b>	<b>\$9,654,499</b>		<b>\$8,390,908</b>	<b>\$7,088,478</b>	
					<b>E.C.F. =&gt;</b>	<b>1.184</b>
				<b>USING</b>	<b>Ave. E.C.F. =&gt;</b>	<b>1.149</b>
<b>MOBILE HOME</b>	<b>ECF</b>					
2309-07-2106	12/30/21	\$44,000	\$8,246	\$35,754	\$47,638	0.751
2309-24-2401	11/12/21	\$115,000	\$75,948	\$39,052	\$74,245	0.526
					<b>E.C.F.</b>	<b>.639</b>
<b>OUTLYERS</b>						
2309-03-2401	08/19/22	\$160,000	\$9,093	\$150,907	\$92,269	1.636
2309-05-3217	05/20/22	\$430,000	\$30,691	\$399,309	\$232,066	1.721
2309-11-3103	05/26/22	\$525,000	\$75,939	\$449,061	\$122,525	3.665
2309-11-4205	09/15/22	\$260,000	\$8,503	\$251,497	\$121,829	2.064
2309-16-2101	05/26/21	\$370,000	\$133,996	\$236,004	\$75,854	3.111
2309-18-2301	11/05/21	\$160,000	\$43,920	\$116,080	\$72,393	1.603
2309-16-4203	10/29/21	\$160,000	\$25,656	\$134,344	\$32,791	4.097
2309-18-2301	11/29/22	\$215,000	\$42,024	\$172,976	\$80,266	2.155
2309-19-1205	10/21/22	\$60,000	\$22,632	\$37,368	\$14,378	2.599
2309-21-2210	08/16/22	\$265,000	\$36,329	\$228,671	\$65,264	3.504
2309-21-3403	12/29/21	\$52,200	\$57,340	(\$5,140)	\$15,795	(0.325)

2309-23-1101-01	02/10/22	\$269,900	\$30,879	\$239,021	\$86,734	2.756
2309-23-2205	07/18/22	\$190,000	\$32,547	\$157,453	\$88,016	1.789
2309-24-4304-01	01/14/22	\$220,000	\$7,171	\$212,829	\$104,010	2.046
2309-27-1207	08/26/22	\$130,000	\$21,967	\$108,033	\$47,355	2.281
2309-30-2301	05/07/21	\$337,500	\$361,570	(\$24,070)	\$9,794	(2.458)
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