

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	Use Code	Land Value	
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	RENTAL HOUSES	\$84,000	
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	RENTAL HOUSES	\$84,000	
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	RENTAL HOUSES	\$84,000	
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	RENTAL HOUSES	\$84,000	
<b>Totals:</b>			<b>\$1,344,029</b>			<b>\$1,344,029</b>	<b>\$672,200</b>		<b>\$1,344,325</b>		<b>\$985,801</b>	<b>\$1,334,367</b>			<b>\$102.05</b>		<b>0.2953</b>				
								<b>Sale. Ratio =&gt;</b>	<b>50.01</b>			<b>E.C.F. =&gt;</b>	<b>0.739</b>	<b>Std. Deviation=&gt;</b>		<b>0.087612261</b>					
								<b>Std. Dev. =&gt;</b>	<b>4.49</b>			<b>Ave.E.C.F. =&gt;</b>	<b>0.736</b>	<b>Ave. Variance=&gt;</b>		<b>6.6485</b>	<b>Coefficient of Var=&gt;</b>		<b>9.035485666</b>		
												<b>USED</b>	<b>0.739</b>								