

RESIDENTIAL PLATTED E.C.F.

04/01/2022 - 03/31/2024

SALE DATE	PARCEL NUMBER	TERMS OF SALE	LIBER/PAGE	ADJUSTED SALE PRICE	LAND + IMPROVEMENTS	BUILDING VALUE	COST MANUAL	E.C.F.	PROPERTY CLASS	COMMENTS
4/19/2022	044-125-016-00	03-ARM'S LENGTH	2022R-02389	160,000	9,286	150,714	85,474	1.763	401	
5/20/2022	002-480-001-20	03-ARM'S LENGTH	2022R-02886	30,000	2,440	27,560	49,249	0.560	401	
6/15/2022	044-247-004-50	03-ARM'S LENGTH	2022R-03230	160,000	10,185	149,815	103,156	1.452	401	
6/22/2022	044-119-007-00	03-ARM'S LENGTH	2022R-03381	35,000	6,926	28,074	52,715	0.533	401	
6/24/2022	044-359-016-00	03-ARM'S LENGTH	2022R-03465	110,000	9,534	100,466	144,869	0.693	401	
7/6/2022	002-560-012-25	03-ARM'S LENGTH	2022R-03618	100,000	7,365	92,635	56,141	1.650	401	
7/7/2022	041-111-001-00	03-ARM'S LENGTH	2022R-03665	45,000	5,740	39,260	71,967	0.546	401	
7/19/2022	044-112-010-50	03-ARM'S LENGTH	2022R-03863	63,800	5,133	58,667	94,121	0.623	401	
2/16/2023	041-141-001-00	03-ARM'S LENGTH	2023R-00733	88,620	1,740	86,880	58,521	1.485	401	
2/22/2023	010-502-007-00	03-ARM'S LENGTH	2023R-00684	116,000	7,829	108,171	75,374	1.435	401	
3/24/2023	043-150-011-00	03-ARM'S LENGTH	2023R-01326	116,000	4,669	111,331	100,367	1.109	401	
3/28/2023	045-121-009-00	03-ARM'S LENGTH	2023R-01288	148,000	8,389	139,611	180,714	0.773	401	
5/10/2023	044-254-013-00	03-ARM'S LENGTH	2023R-02001	337,000	24,824	312,176	311,743	1.001	401	
5/15/2023	010-253-037-00	03-ARM'S LENGTH	2023R-03820	198,000	16,469	181,531	168,753	1.076	401	
5/16/2023	009-163-007-00	03-ARM'S LENGTH	2023R-01976	180,000	5,940	174,060	100,176	1.738	401	
5/26/2023	002-480-005-60	03-ARM'S LENGTH	2023R-02237	145,000	7,942	137,058	150,418	0.911	401	
6/5/2023	010-565-005-00	03-ARM'S LENGTH	2023R-02222	229,000	54,692	174,308	173,980	1.002	401	
6/7/2023	002-520-003-65	03-ARM'S LENGTH	2023R-02218	151,500	5,920	145,580	106,195	1.371	401	
6/7/2023	044-113-038-00	03-ARM'S LENGTH	2023R-02220	34,000	3,000	31,000	56,264	0.551	401	
6/28/2023	002-480-004-30	03-ARM'S LENGTH	2023R-02818	90,000	2,400	87,600	59,935	1.462	401	
6/28/2023	009-159-008-00	03-ARM'S LENGTH	2023R-02571	119,500	3,878	115,622	99,939	1.157	401	
7/6/2023	009-107-013-00	03-ARM'S LENGTH	2023R-02651	215,000	27,078	187,922	162,760	1.155	401	
7/12/2023	043-150-005-00	03-ARM'S LENGTH	2023R-02726	50,000	3,396	46,604	82,080	0.568	401	
7/20/2023	002-480-005-00	03-ARM'S LENGTH	2023R-02822	129,000	3,834	125,166	100,477	1.246	401	
7/21/2023	002-420-059-00	03-ARM'S LENGTH	2023R-02857	89,000	6,206	82,794	67,576	1.225	401	
7/24/2023	002-160-026-00	03-ARM'S LENGTH	2023R-02860	110,000	16,658	93,342	81,190	1.150	401	
7/24/2023	043-106-002-00	03-ARM'S LENGTH	2023R-02869	100,000	5,890	94,110	97,842	0.962	401	
7/28/2023	044-257-011-00	03-ARM'S LENGTH	2023R-02929	80,000	6,000	74,000	93,996	0.787	401	
8/2/2023	001-300-044-00	03-ARM'S LENGTH	2023R-03042	290,000	9,802	280,198	258,398	1.084	401	
8/3/2023	002-560-001-20	03-ARM'S LENGTH	2023R-03048	150,000	4,981	145,019	123,796	1.171	401	
8/3/2023	010-208-013-00	03-ARM'S LENGTH	2023R-03018	269,200	16,400	252,800	231,961	1.090	401	
8/7/2023	001-700-212-00	03-ARM'S LENGTH	2023R-03086	78,000	5,545	72,455	37,641	1.925	401	
8/8/2023	045-104-016-00	03-ARM'S LENGTH	2023R-03103	107,000	2,250	104,750	124,968	0.838	401	
8/10/2023	009-169-001-00	03-ARM'S LENGTH	2023R-03201	232,000	13,929	218,071	166,866	1.307	401	
8/10/2023	044-349-022-00	03-ARM'S LENGTH	2023R-03360	157,000	12,701	144,299	85,290	1.692	401	
8/12/2023	044-254-023-00	03-ARM'S LENGTH	2023R-03279	300,000	6,000	294,000	252,006	1.167	401	
8/14/2023	002-145-007-00	03-ARM'S LENGTH	2023R-03322	89,000	3,927	85,073	56,382	1.509	401	
8/14/2023	009-300-001-45	03-ARM'S LENGTH	2023R-03228	90,000	5,700	84,300	110,725	0.761	401	
8/14/2023	044-137-023-00	03-ARM'S LENGTH	2023R-03282	135,000	3,000	132,000	74,093	1.782	401	
8/15/2023	003-203-016-00	03-ARM'S LENGTH	2023R-03213	107,000	4,150	102,850	63,752	1.613	401	
8/16/2023	045-102-013-50	03-ARM'S LENGTH	2023R-03402	80,000	6,300	73,700	118,997	0.619	401	
8/18/2023	044-129-019-00	03-ARM'S LENGTH	2023R-03320	88,500	2,400	86,100	85,525	1.007	401	
8/22/2023	006-008-033-00	03-ARM'S LENGTH	2023R-03332	119,000	9,844	109,156	64,616	1.689	401	
8/22/2023	010-570-005-00	03-ARM'S LENGTH	2023R-03348	400,000	15,980	384,020	228,033	1.684	401	
8/28/2023	001-400-044-00	03-ARM'S LENGTH	2023R-03429	35,000	3,374	31,626	81,063	0.390	401	
8/29/2023	002-480-007-65	03-ARM'S LENGTH	2023R-03527	66,500	5,193	61,307	90,091	0.681	401	
8/30/2023	044-127-020-00	03-ARM'S LENGTH	2023R-03505	113,500	6,788	106,712	100,439	1.062	401	
8/31/2023	002-560-012-60	03-ARM'S LENGTH	2023R-03549	144,000	4,200	139,800	72,118	1.938	401	
9/1/2023	009-117-006-00	03-ARM'S LENGTH	2023R-03566	165,000	16,077	148,923	154,064	0.967	401	
9/5/2023	009-300-001-40	03-ARM'S LENGTH	2023R-03556	133,000	4,986	128,014	82,541	1.551	401	
9/7/2023	044-132-015-00	03-ARM'S LENGTH	2023R-03690	75,000	2,100	72,900	97,570	0.747	401	

9/14/2023	045-110-014-00	03-ARM'S LENGTH	2023R-03828	90,000	2,250	87,750	78,509	1.118	401	
9/17/2023	002-170-011-00	03-ARM'S LENGTH	2023R-03818	90,000	3,380	86,620	72,204	1.200	401	
9/18/2023	009-028-033-00	03-ARM'S LENGTH	2023R-03807	58,000	11,893	46,107	33,163	1.390	401	
9/18/2023	010-508-003-00	03-ARM'S LENGTH	2023R-03765	120,000	10,778	109,222	102,369	1.067	401	
9/18/2023	045-120-001-00	03-ARM'S LENGTH	2024R-01496	270,000	4,500	265,500	230,235	1.153	401	
9/19/2023	044-130-013-00	03-ARM'S LENGTH	2023R-03812	135,000	3,000	132,000	103,760	1.272	401	
9/19/2023	045-104-012-00	03-ARM'S LENGTH	2023R-03970	64,500	6,734	57,766	70,749	0.816	401	
9/27/2023	002-340-056-00	03-ARM'S LENGTH	2023R-03999	38,000	2,400	35,600	40,990	0.869	401	
9/28/2023	044-117-014-00	03-ARM'S LENGTH	2023R-04027	240,000	3,000	237,000	210,021	1.128	401	SOLD 5-23-22
9/29/2023	002-440-102-00	03-ARM'S LENGTH	2023R-03970	100,000	2,320	97,680	56,205	1.738	401	
10/2/2023	006-152-007-00	03-ARM'S LENGTH	2023R-04060	135,000	5,669	129,331	66,254	1.952	401	
10/2/2023	009-290-030-00	03-ARM'S LENGTH	2023R-03995	110,000	6,828	103,172	84,802	1.217	401	
10/2/2023	010-455-006-00	03-ARM'S LENGTH	2023R-04140	60,000	8,283	51,717	71,313	0.725	401	
10/3/2023	043-211-019-50	03-ARM'S LENGTH	2023R-04042	110,000	7,894	102,106	142,246	0.718	401	
10/3/2023	043-267-002-00	03-ARM'S LENGTH	2023R-04044	121,000	2,800	118,200	111,161	1.063	401	
10/10/2023	009-190-001-20	03-ARM'S LENGTH	2023R-04233	160,100	11,257	148,843	105,214	1.415	401	
10/11/2023	043-150-005-50	03-ARM'S LENGTH	2023R-04280	79,800	1,084	78,716	73,926	1.065	401	
10/16/2023	002-520-003-25	03-ARM'S LENGTH	2023R-04240	85,000	4,212	80,788	55,781	1.448	401	
10/19/2023	004-333-005-25	03-ARM'S LENGTH	2023R-04345	70,000	7,940	62,060	75,727	0.820	401	
10/20/2023	009-260-021-00	03-ARM'S LENGTH	2023R-04330	190,000	11,537	178,463	157,877	1.130	401	
10/26/2023	013-770-003-00	03-ARM'S LENGTH	2023R-04410	90,000	2,285	87,715	96,934	0.905	401	
11/6/2023	045-122-011-00	03-ARM'S LENGTH	2023R-04670	165,000	2,250	162,750	185,355	0.878	401	
11/8/2023	001-200-262-00	03-ARM'S LENGTH	2023R-04746	130,000	4,802	125,198	65,118	1.923	401	
11/8/2023	002-440-086-00	03-ARM'S LENGTH	2023R-04666	90,000	2,240	87,760	71,617	1.225	401	
11/11/2023	002-160-012-00	03-ARM'S LENGTH	2023R-04795	135,000	8,819	126,181	166,007	0.760	401	
11/14/2023	045-116-006-00	03-ARM'S LENGTH	2023R-04774	199,000	5,445	193,555	163,450	1.184	401	
11/27/2023	001-200-120-00	03-ARM'S LENGTH	2023R-04984	70,000	11,700	58,300	67,115	0.869	401	
11/30/2023	002-105-015-00	03-ARM'S LENGTH	2023R-05025	76,000	6,000	70,000	84,751	0.826	401	
12/21/2023	002-560-001-80	03-ARM'S LENGTH	2023R-05328	149,500	8,220	141,280	105,274	1.342	401	
1/11/2024	010-217-044-00	03-ARM'S LENGTH	2024R-00138	246,000	4,167	241,833	274,625	0.881	401	
1/11/2024	044-359-025-00	03-ARM'S LENGTH	2024R-00152	163,000	10,946	152,054	159,819	0.951	401	
1/17/2024	010-253-042-00	03-ARM'S LENGTH	2024R-00162	190,000	5,384	184,616	210,790	0.876	401	
2/16/2024	010-403-006-50	03-ARM'S LENGTH	2024R-02127	202,000	7,320	194,680	161,276	1.207	401	
2/28/2024	043-272-011-00	03-ARM'S LENGTH	2024R-00671	145,000	5,062	139,938	129,767	1.078	401	
3/5/2024	003-207-007-00	03-ARM'S LENGTH	2024R-0867	95,000	4,150	90,850	114,538	0.793	401	
3/6/2024	044-137-015-00	03-ARM'S LENGTH	2024R-00942	180,000	3,000	177,000	129,885	1.363	401	
3/12/2024	011-340-008-00	03-ARM'S LENGTH	2024R-01198	200,000	22,680	177,320	95,257	1.861	401	
3/18/2024	043-246-007-00	03-ARM'S LENGTH	2024R-01241	45,000	2,800	42,200	31,808	1.327	401	
3/20/2024	005-231-031-00	03-ARM'S LENGTH	2024R-04530	73,000	967	72,033	54,329	1.326	401	
3/21/2024	001-200-087-00	03-ARM'S LENGTH	2024R-01994	36,000	4,924	31,076	58,421	0.532	401	
3/22/2024	002-560-007-25	03-ARM'S LENGTH	2024R-01280	30,000	3,180	26,820	44,418	0.604	401	
3/22/2024	009-300-001-60	03-ARM'S LENGTH	2024R-01345	199,900	8,905	190,995	138,916	1.375	401	
3/22/2024	044-253-015-00	03-ARM'S LENGTH	2024R-01275	145,000	6,000	139,000	109,062	1.275	401	
3/26/2024	006-125-050-00	03-ARM'S LENGTH	2024R-01416	119,000	17,433	101,567	94,084	1.080	401	
3/27/2024	011-207-003-00	03-ARM'S LENGTH	2024R-01351	250,000	32,171	217,829	138,786	1.570	401	
3/29/2024	006-162-012-00	03-ARM'S LENGTH	2024R-01491	60,000	4,669	55,331	67,887	0.815	401	
9/11/2023	101-34-100-030	03-ARM'S LENGTH	2023/0538	18,000	1,980	16,020	15,580	1.028	401	SOLD TWICE
2/18/2024	101-51-008-005	03-ARM'S LENGTH	2024/0134	82,500	4,857	77,643	81,124	0.957	401	
1/22/2024	101-53-003-001-002	03-ARM'S LENGTH	2024/0076	115,000	2,082	112,918	111,794	1.010	401	SOLD TWICE
5/30/2023	101-53-003-007	03-ARM'S LENGTH	2023/0308	159,900	2,471	157,429	97,924	1.608	401	
8/28/2023	101-56-000-003	03-ARM'S LENGTH	2023/0524	62,500	7,691	54,809	86,286	0.635	401	
8/11/2023	101-51-007-003	19-MULTI PARCEL ARM'S LENGTH	2023/0450	139,999	4,866	135,133	132,618	1.019	401	101-51-007-001
3/13/2024	206-51-016-136	03-ARM'S LENGTH	2024/0190	175,000	40,000	135,000	126,856	1.064	401	
6/22/2022	206-51-017-129	03-ARM'S LENGTH	2022/0467	185,000	49,006	135,994	81,174	1.675	401	
12/15/2023	501-51-000-030	03-ARM'S LENGTH	2023/0784	100,000	6,710	93,290	82,922	1.125	401	

7/1/2022	501-51-000-034	03-ARM'S LENGTH	2022/0510	120,000	4,590	115,410	89,128	1.295	401
10/26/2022	501-52-000-013	03-ARM'S LENGTH		54,000	3,385	50,615	34,149	1.482	401
10/20/2022	403-51-024-012	03-ARM'S LENGTH	2022/0758	260,800	10,274	250,526	152,026	1.648	401
						13,245,439	11,800,303	1.122	
1.122 E.C.F.									
RANGE	0.390 - 1.952								
MEDIAN	1.118								
AVERAGE	1.146								