

## 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
2/16/2023	052-441-013-00	03-ARM'S LENGTH	2023/00542	245,000	53,000	192,000	77,570	2.475	401	
2/24/2023	051-748-023-00	03-ARM'S LENGTH	2023/03147	225,000	22,644	202,356	139,728	1.448	401	
3/3/2023	051-401-027-00	03-ARM'S LENGTH	2023/00735	150,000	15,562	134,438	128,209	1.049	401	
3/3/2023	052-339-011-00	03-ARM'S LENGTH	2023/00720	200,000	30,000	170,000	109,567	1.552	401	
3/20/2023	052-448-016-00	03-ARM'S LENGTH	2023/01361	299,000	20,000	279,000	130,599	2.136	401	
3/24/2023	051-681-021-00	03-ARM'S LENGTH	2023/01332	191,000	20,491	170,509	106,719	1.598	401	
3/24/2023	051-747-017-00	03-ARM'S LENGTH	2023/01265	280,000	27,656	252,344	189,114	1.334	401	
3/31/2023	052-263-008-00	03-ARM'S LENGTH	2023/01364	100,000	8,500	91,500	91,363	1.001	401	
6/6/2023	051-010-004-00	03-ARM'S LENGTH	2023/02211	355,000	48,580	306,420	169,418	1.809	401	
6/22/2023	052-227-009-00	03-ARM'S LENGTH	2023/02479	121,600	5,775	115,825	76,364	1.517	401	
6/30/2023	051-022-003-00	03-ARM'S LENGTH	2023/03203	40,000	7,887	32,113	57,414	0.559	401	
7/10/2023	051-404-021-00	03-ARM'S LENGTH	2023/02722	168,000	6,550	161,450	89,406	1.806	401	
7/14/2023	052-446-027-20	03-ARM'S LENGTH	2023/02914	189,000	22,500	166,500	91,249	1.825	401	
7/18/2023	052-452-003-00	03-ARM'S LENGTH	2023/02854	400,000	22,000	378,000	287,179	1.316	401	
7/20/2023	052-185-008-83	03-ARM'S LENGTH	2023/03073	441,500	31,620	409,880	317,675	1.290	401	
7/22/2023	052-185-008-50	03-ARM'S LENGTH	2023/02881	475,000	27,940	447,060	320,647	1.394	401	
7/25/2023	052-284-001-00	03-ARM'S LENGTH	2023/02884	110,000	17,500	92,500	83,238	1.111	401	
7/26/2023	051-720-002-00	03-ARM'S LENGTH	2023/02932	51,900	5,352	46,548	64,795	0.718	401	
8/9/2023	051-681-018-00	03-ARM'S LENGTH	2023/03106	162,000	11,270	150,730	106,661	1.413	401	
8/11/2023	052-510-117-00	03-ARM'S LENGTH	2023/03168	610,000	44,375	565,625	470,020	1.203	401	
8/14/2023	052-234-010-00	03-ARM'S LENGTH	2023/03197	190,500	8,750	181,750	134,749	1.349	401	
8/15/2023	051-616-030-00	03-ARM'S LENGTH	2023/03264	162,000	8,323	153,677	114,028	1.348	401	
8/16/2023	052-267-003-00	03-ARM'S LENGTH	2023/03230	150,000	17,500	132,500	100,092	1.324	401	
8/17/2023	052-123-040-00	03-ARM'S LENGTH	2023/03346	370,000	19,720	350,280	251,931	1.390	401	
8/23/2023	051-684-008-00	03-ARM'S LENGTH	2023/03363	177,000	11,061	165,939	153,208	1.083	401	
8/23/2023	052-274-008-00	03-ARM'S LENGTH	2023/03382	158,000	8,750	149,250	129,861	1.149	401	
8/24/2023	051-406-016-00	03-ARM'S LENGTH	2023/03425	125,000	10,787	114,213	85,598	1.334	401	
8/24/2023	052-270-003-00	03-ARM'S LENGTH	2023/03376	214,000	8,750	205,250	84,145	2.439	401	
8/25/2023	051-667-008-00	03-ARM'S LENGTH	2023/03431	234,000	13,852	220,148	166,687	1.321	401	
8/29/2023	051-800-037-00	03-ARM'S LENGTH	2023/03460	485,000	58,250	426,750	305,766	1.396	401	
9/1/2023	051-710-009-00	03-ARM'S LENGTH	2023/03574	114,000	7,286	106,714	78,948	1.352	401	
9/15/2023	051-300-005-00	03-ARM'S LENGTH	2023/03727	270,000	26,473	243,527	155,654	1.565	401	
9/20/2023	052-255-003-02	03-ARM'S LENGTH	2023/03831	230,000	14,250	215,750	202,376	1.066	401	
9/21/2023	051-683-002-00	03-ARM'S LENGTH	2023/03877	222,500	21,127	201,373	182,333	1.104	401	
9/28/2023	052-610-006-00	03-ARM'S LENGTH	2023/03968	309,000	50,000	259,000	145,736	1.777	401	
10/2/2023	052-354-001-00	03-ARM'S LENGTH	2023/03994	90,800	9,450	81,350	73,113	1.113	401	
10/3/2023	052-480-013-00	03-ARM'S LENGTH	2023/04171	270,000	20,000	250,000	142,784	1.751	401	
10/4/2023	052-500-036-00	03-ARM'S LENGTH	2023/04039	225,000	16,000	209,000	101,053	2.068	401	
10/16/2023	052-284-008-00	03-ARM'S LENGTH	2023/04285	155,000	8,750	146,250	113,794	1.285	401	
10/20/2023	051-510-008-00	03-ARM'S LENGTH	2023/04999	420,000	40,313	379,687	341,781	1.111	401	
11/30/2023	051-648-001-00	03-ARM'S LENGTH	2023/05059	185,000	6,286	178,714	116,828	1.530	401	
1/5/2024	052-324-024-00	03-ARM'S LENGTH	2024/00073	168,000	19,250	148,750	103,494	1.437	401	
2/28/2024	052-184-042-24	03-ARM'S LENGTH	2024/00711	655,000	49,300	605,700	461,462	1.313	401	
3/21/2024	051-748-006-10	03-ARM'S LENGTH	2024/03555	183,000	10,957	172,043	110,546	1.556	401	
3/21/2024	052-390-008-00	03-ARM'S LENGTH	024/01305	75,000	5,035	69,965	100,674	0.695	401	

9,732,378      7,063,576    1.378

1.378 E.C.F.

RANGE	0.559 - 2.475
MEDIAN	1.349
AVERAGE	1.409