

ECF - Subs Site Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-016-004-60	4848 HIDDEN HILLS DR	09/21/22	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$124,200	42.68	\$248,412	\$49,760	\$241,240	\$190,098	1.269
08-030-011-02	3267 FLAT CREEK CT	01/19/22	\$370,000	WD	25-PARTIAL CONSTRUCTION	\$370,000	\$178,400	48.22	\$356,843	\$62,032	\$307,968	\$282,116	1.092
08-030-011-03	3289 FLAT CREEK CT	02/18/22	\$380,000	WD	24-PARTIAL ASSESSMENT	\$380,000	\$181,500	47.76	\$363,043	\$68,232	\$311,768	\$282,116	1.105
08-030-011-04	3363 FLAT CREEK CT	04/28/22	\$390,000	WD	25-PARTIAL CONSTRUCTION	\$390,000	\$183,300	47.00	\$366,669	\$68,343	\$321,657	\$285,479	1.127
08-030-011-06	3282 FLAT CREEK CT	06/24/22	\$383,000	WD	25-PARTIAL CONSTRUCTION	\$383,000	\$179,000	46.74	\$358,067	\$56,406	\$326,594	\$288,671	1.131
08-031-014-50	6844 SYDNEY TRL	04/07/21	\$396,900	WD	25-PARTIAL CONSTRUCTION	\$396,900	\$226,700	57.12	\$453,355	\$124,567	\$272,333	\$314,630	0.866
08-050-001-13	2082 STANTON DR	08/31/21	\$341,000	WD	24-PARTIAL ASSESSMENT	\$341,000	\$164,900	48.36	\$329,895	\$48,136	\$292,864	\$269,626	1.086
08-050-001-14	2079 ROZELL DR	01/28/22	\$307,000	WD	24-PARTIAL ASSESSMENT	\$307,000	\$145,500	47.39	\$290,957	\$45,808	\$261,192	\$234,592	1.113
08-050-001-19	2283 ROZELL DR	12/08/21	\$265,000	WD	24-PARTIAL ASSESSMENT	\$265,000	\$136,200	51.40	\$272,381	\$39,562	\$225,438	\$222,793	1.012
08-060-001-01	3762 TYLER LN	12/29/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$162,900	57.16	\$325,849	\$45,590	\$239,410	\$268,190	0.893
08-060-001-02	5115 ROUNDTREE DR	04/08/22	\$330,800	WD	24-PARTIAL ASSESSMENT	\$330,800	\$159,800	48.31	\$319,606	\$40,424	\$290,376	\$267,160	1.087
08-060-001-07	3690 JOSIE LN	07/16/21	\$330,000	WD	24-PARTIAL ASSESSMENT	\$330,000	\$155,000	46.97	\$309,913	\$47,730	\$282,270	\$250,893	1.125
08-060-001-19	3890 JOSIE LN	05/09/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$150,000	46.15	\$300,055	\$43,581	\$281,419	\$245,430	1.147
08-060-001-20	3862 JOSIE LN	07/15/21	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$183,100	52.33	\$366,140	\$40,332	\$309,568	\$311,778	0.993
08-080-009-00	3877 ETHEL DR	11/22/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$141,500	49.65	\$283,013	\$39,090	\$245,910	\$233,419	1.054
08-080-021-00	3768 ETHEL DR	06/25/21	\$360,000	WD	24-PARTIAL ASSESSMENT	\$360,000	\$207,100	57.53	\$414,139	\$64,118	\$295,882	\$334,948	0.883
08-090-006-00	4839 THORNBIRD DR	12/06/21	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$129,500	46.67	\$258,925	\$43,352	\$234,148	\$206,290	1.135
08-090-008-00	4745 THORNBIRD DR	03/13/23	\$300,000	WD	24-PARTIAL ASSESSMENT	\$300,000	\$130,100	43.37	\$260,105	\$40,740	\$259,260	\$209,919	1.235
08-090-010-00	4709 THORNBIRD DR	05/06/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$184,800	52.80	\$369,511	\$50,273	\$299,727	\$305,491	0.981
08-090-023-00	2651 WILDFLOWER DR	11/14/22	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$186,200	44.34	\$372,443	\$63,091	\$356,809	\$296,031	1.205
08-090-033-00	2602 WILDFLOWER DR	06/28/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$139,300	46.43	\$278,692	\$49,583	\$250,417	\$219,243	1.142
08-105-002-00	2683 ALGEN DR	07/08/22	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$120,900	41.40	\$241,823	\$33,141	\$258,859	\$199,696	1.296
08-105-004-00	2599 ALGEN DR	10/14/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$166,400	48.94	\$332,892	\$35,679	\$304,321	\$284,414	1.070
08-105-015-00	2718 ALGEN DR	11/04/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$118,800	41.68	\$237,605	\$33,481	\$251,519	\$195,334	1.288
08-110-012-00	2745 GORTON RD	04/26/21	\$425,000	WD	24-PARTIAL ASSESSMENT	\$425,000	\$272,800	64.19	\$545,536	\$51,510	\$373,490	\$472,752	0.790
08-115-003-00	2725 FAWN COVE AVE	09/02/21	\$220,000	WD	24-PARTIAL ASSESSMENT	\$220,000	\$109,300	49.68	\$218,614	\$30,677	\$189,323	\$179,844	1.053
08-115-011-00	2764 IVY LANE AVE	04/15/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$174,300	47.75	\$348,527	\$45,377	\$319,623	\$290,096	1.102
08-115-012-00	2808 IVY LANE AVE	05/06/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$122,300	48.92	\$244,630	\$34,897	\$215,103	\$200,701	1.072
08-115-015-00	2915 FAWN COVE AVE	10/27/22	\$304,500	WD	03-ARM'S LENGTH	\$304,500	\$157,500	51.72	\$315,016	\$35,031	\$269,469	\$267,928	1.006
08-115-016-00	2914 FAWN COVE AVE	09/09/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$132,100	57.43	\$264,151	\$33,348	\$196,652	\$220,864	0.890
08-115-019-00	2837 BEAVER TRAIL AVE	11/22/21	\$244,500	WD	03-ARM'S LENGTH	\$244,500	\$120,700	49.37	\$241,310	\$32,705	\$211,795	\$199,622	1.061
08-115-020-00	2869 BEAVER TRAIL AVE	07/27/22	\$367,500	WD	24-PARTIAL ASSESSMENT	\$367,500	\$172,500	46.94	\$344,908	\$34,158	\$333,342	\$297,368	1.121
08-115-022-00	2916 BEAVER TRAIL AVE	10/14/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$160,500	46.52	\$321,087	\$41,453	\$303,547	\$267,592	1.134
08-115-024-00	2836 BEAVER TRAIL AVE	04/29/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$130,200	44.90	\$260,351	\$32,585	\$257,415	\$217,958	1.181
08-120-002-00	2791 WILDFLOWER DR	10/28/22	\$369,605	WD	25-PARTIAL CONSTRUCTION	\$369,605	\$181,000	48.97	\$361,932	\$61,904	\$307,701	\$287,108	1.072
08-120-007-00	2744 FOXGLOVE DR	03/08/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$152,300	50.77	\$304,544	\$36,760	\$263,240	\$256,253	1.027
08-120-011-00	2574 FOXGLOVE DR	07/22/21	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$127,300	45.48	\$254,652	\$45,604	\$234,296	\$200,046	1.171
08-120-013-00	2537 FOXGLOVE DR	03/03/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$136,800	42.09	\$273,528	\$44,381	\$280,619	\$219,279	1.280
08-120-018-00	4533 FOXMOOR CT	12/16/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$172,400	53.88	\$344,895	\$41,010	\$278,990	\$290,799	0.959
08-120-023-00	2733 FOXGLOVE DR	02/28/23	\$319,900	WD	25-PARTIAL CONSTRUCTION	\$319,900	\$147,200	46.01	\$294,447	\$43,941	\$275,959	\$239,719	1.151
08-125-022-00	4247 AUTUMN RIDGE DR	04/23/21	\$567,096	WD	25-PARTIAL CONSTRUCTION	\$567,096	\$341,500	60.22	\$683,040	\$56,995	\$510,101	\$599,086	0.851
08-130-001-00	2204 KAYLUE CT	07/08/22	\$402,000	WD	24-PARTIAL ASSESSMENT	\$402,000	\$181,600	45.17	\$392,459	\$78,247	\$323,753	\$300,681	1.077
Totals:			\$13,879,001			\$13,879,001	\$6,847,400		\$13,723,960		\$11,865,367	\$11,206,054	
								Sale. Ratio =>	49.34			E.C.F. =>	1.059
								Std. Dev. =>	5.07			Ave. E.C.F. =>	1.079