

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.	
11-005-049-00	11983 MARSH RD	08/25/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$192,300	54.94	\$384,503	\$219,391	\$130,609	\$119,214	1.096	
11-050-002-00	11881 MARSH RD	05/23/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$225,400	50.09	\$450,853	\$266,191	\$183,809	\$133,330	1.379	
11-050-005-00	11853 MARSH RD	08/22/24	\$469,000	WD	24-PARTIAL ASSESSMENT	\$469,000	\$229,100	48.85	\$458,179	\$278,171	\$190,829	\$129,970	1.468	
11-050-017-00	11745 MARSH RD	06/27/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$123,600	44.14	\$247,257	\$171,682	\$108,318	\$54,567	1.985	
11-055-003-00	11815 CHATEAU CT	08/15/23	\$135,000	QC	24-PARTIAL ASSESSMENT	\$135,000	\$72,100	53.41	\$144,197	\$80,573	\$54,427	\$45,938	1.185	
11-055-004-00	11809 CHATEAU CT	06/30/23	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$77,800	38.14	\$155,621	\$80,573	\$123,427	\$54,186	2.278	
11-060-002-00	11569 MARSH RD	08/09/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$146,500	54.26	\$308,996	\$83,148	\$186,852	\$163,067	1.146	
11-060-008-00	11596 WINCHESTER DR	04/18/24	\$265,000	WD	24-PARTIAL ASSESSMENT	\$265,000	\$136,300	51.43	\$272,690	\$106,239	\$158,761	\$120,181	1.321	
11-060-042-00	11555 MARSH RD	01/02/24	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$133,500	42.93	\$267,038	\$80,329	\$230,671	\$134,808	1.711	
Totals:			\$2,734,000			\$2,734,000	\$1,336,600		\$2,689,334		\$1,367,703	\$955,261		
								Sale. Ratio =>	48.89				E.C.F. =>	1.432
								Std. Dev. =>	5.78				Ave. E.C.F. =>	1.508