

Sturgeon Beach ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-1850-0039-02-6	16797 BASSWOOD DR	03/15/22	\$875,000	WD	03-ARM'S LENGTH	\$855,000
13-1850-0058-00-4	11015 GARDEN DR	08/03/20	\$489,000	WD	03-ARM'S LENGTH	\$489,000
13-1850-0084-00-5	11117 GARDEN DR	09/16/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,100,000
13-1850-0093-00-4	11114 GARDEN DR	06/17/21	\$763,500	WD	03-ARM'S LENGTH	\$763,005
13-1850-0110-01-4	11044 GARDEN DR	12/17/20	\$787,250	WD	03-ARM'S LENGTH	\$787,250
13-1860-0008-02-1	11068 RIVERVIEW DR	05/07/21	\$950,000	WD	03-ARM'S LENGTH	\$950,000
13-1860-0008-02-1	11068 RIVERVIEW DR	12/09/21	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000
13-1860-0008-03-9	11048 RIVERVIEW DR	04/29/21	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000
13-1860-0022-01-5	10950 BASSWOOD DR	10/29/20	\$1,885,000	WD	03-ARM'S LENGTH	\$1,879,000
13-1860-0026-01-0	10894 BASSWOOD DR	08/19/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000
13-1860-0038-01-9	10951 BASSWOOD DR	11/24/20	\$935,000	WD	03-ARM'S LENGTH	\$935,000
13-1860-0040-02-1	10989 BASSWOOD DR	08/10/20	\$540,000	WD	03-ARM'S LENGTH	\$515,000
13-1860-0043-00-4	10995 BASSWOOD DR	10/13/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000
13-1860-0046-00-3	10964 RIVERVIEW DR	08/24/20	\$880,000	WD	03-ARM'S LENGTH	\$880,000
Totals:			\$11,999,750			\$11,848,255

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$749,943	\$188,420	\$666,580	\$220,551	3.022
\$653,492	\$80,232	\$408,768	\$225,161	1.815
\$1,668,699	\$79,282	\$1,020,718	\$624,280	1.635
\$808,741	\$52,276	\$710,729	\$297,119	2.392
\$893,465	\$166,798	\$620,452	\$285,415	2.174
\$1,293,667	\$97,928	\$852,072	\$469,654	1.814
\$1,293,667	\$97,928	\$1,102,072	\$469,654	2.347
\$975,388	\$82,967	\$967,033	\$350,519	2.759
\$2,565,846	\$94,319	\$1,784,681	\$970,749	1.838
\$1,113,017	\$107,400	\$52,600	\$394,979	0.133
\$1,276,706	\$141,261	\$793,739	\$445,972	1.780
\$613,805	\$200,220	\$314,780	\$162,445	1.938
\$254,015	\$91,324	\$193,676	\$63,901	3.031
\$1,208,206	\$107,221	\$772,779	\$432,437	1.787
\$15,368,657		\$10,260,679	\$5,412,836	
			E.C.F. =>	1.896
			Ave. E.C.F. =>	2.033