

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
13-1850-0084-00-5	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
13-1850-0099-00-2	11092 GARDEN DR	09/20/22	\$822,000	WD	03-ARM'S LENGTH	\$804,000
13-1850-0132-00-0	11051 ELMWOOD DR	08/19/22	\$870,000	WD	03-ARM'S LENGTH	\$870,000
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
13-1860-0048-01-4	10938 RIVERVIEW DR	03/18/22	\$1,075,000	WD	03-ARM'S LENGTH	\$1,075,000
Totals:			\$8,805,500			\$8,667,005

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$796,048	\$527,730	\$327,270	\$141,518	2.313
\$1,029,885	\$221,245	\$878,755	\$426,498	2.060
\$748,440	\$142,442	\$620,563	\$319,619	1.942
\$597,254	\$147,064	\$656,936	\$237,442	2.767
\$698,260	\$156,114	\$713,886	\$285,942	2.497
\$1,228,857	\$270,973	\$679,027	\$505,213	1.344
\$1,228,857	\$270,973	\$929,027	\$505,213	1.839
\$948,304	\$233,419	\$816,581	\$377,049	2.166
\$1,007,952	\$289,285	\$785,715	\$379,044	2.073
\$8,283,857		\$6,407,760	\$3,177,538	
			E.C.F. =>	2.017
			Ave. E.C.F. =>	2.111