

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	
02 004 400 013 04 5 3	1431 W MOSHERVILLE RD	10/01/21	\$160,000	QC	03-ARM'S LENGTH	\$160,000	\$61,600	38.50	
02 015 200 028 15 5 3	9840 COBB LAKE RD	12/10/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$48,800	31.48	
02 135 001 002 15 5 3	9981 COBB LAKE RD	11/09/20	\$41,000	WD	03-ARM'S LENGTH	\$41,000	\$16,600	40.49	
Totals:			\$356,000			\$356,000	\$127,000		
								Sale. Ratio =>	35.67
								Std. Dev. =>	4.73

LAKES ECF .939 APPLIED & CALCULATED

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$121,637	\$28,148	\$131,852	\$120,012	1.099	1,311	\$100.57	004	14.5114
\$118,246	\$19,150	\$135,850	\$165,160	0.823	1,960	\$69.31	002	32.7248
\$37,663	\$21,461	\$19,539	\$20,798	0.939	0	#DIV/0!	004	1.4102
\$277,546		\$287,241	\$305,970			#DIV/0!		1.4759
		E.C.F. =>	0.939		Std. Deviation=>	0.13860173		
		Ave. E.C.F. =>	0.954		Ave. Variance=>	16.2155	Coefficient of Var=>	

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
RANCH		\$25,136	No	/ /	
RANCH		\$19,150	No	/ /	
RANCH		\$21,075	No	/ /	

17.00543141

Land Table	Property Class	Building Depr.
4002 COBB LAKE FRONT	402	61
4002 COBB LAKE FRONT	402	80
4002 COBB LAKE FRONT	402	76
