

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale
02 135 001 004 15 5 3	9941 COBB LAKE RD	05/20/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,300	42.61
02 135 001 012 15 5 3	9877 COBB CT	12/20/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,900	35.27
02 135 001 018 15 5 3	9875 COBB LAKE RD	11/03/23	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$136,200	45.55
02 135 001 019 15 5 3	9825 COBB LAKE RD	08/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$107,100	53.55
Totals:			\$814,000			\$814,000	\$366,500	
							Sale. Ratio =>	45.02
							Std. Dev. =>	7.56

LAKE ECF 1.06 CALCULATED AND APPLIED

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$150,612	\$33,900	\$131,100	\$134,152	0.977	1,216	\$107.81	004	10.5034
\$111,215	\$53,868	\$96,132	\$71,684	1.341	1,296	\$74.18	004	25.8772
\$280,701	\$78,812	\$220,188	\$193,380	1.139	1,130	\$194.86	004	5.6342
\$222,368	\$86,437	\$113,563	\$130,202	0.872	1,000	\$113.56	004	21.0080
\$764,896		\$560,983	\$529,418			\$122.60		2.2663
			E.C.F. =>	1.060		Std. Deviation=>	0.20437122	
			Ave. E.C.F. =>	1.082		Ave. Variance=>	15.7557	Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH	\$31,012	02 135 001 017 15 5 3	4002 COBB LAKE FRONT	401	62
RANCH	\$51,973		4002 COBB LAKE FRONT	401	47
RANCH	\$66,417		4002 COBB LAKE FRONT	401	74
RANCH	\$61,642		4002 COBB LAKE FRONT	401	61

14.55777933
