

2022 MASTER ECF - GIBRALTAR

Neigh No.	ECF #	2021	2021	Recom	2022		2022
Code/Color	Description	ECF	SEV	ECF	Adjustment	Red/Inc	ECF
0011	Page 11 off Water	1.032	\$ 9,819,100	1.075	\$ 670,000	6.82%	1.075
00112	Page 11 & 18 on River	1.309	\$ 25,364,100	1.433	\$ 2,386,000	9.41%	1.433
0017	Page 17 & 18 on Canal	1.237	\$ 32,475,550	1.294	\$ 2,220,950	6.84%	1.294
00172	Page 17 off Water	1.134	\$ 9,496,100	1.190	\$ 850,200	8.95%	1.190
0018	Page 17 & 18 off Water	1.076	\$ 36,044,000	1.150	\$ 2,894,500	8.03%	1.150
0019	Horse Island	1.350	\$ 14,723,800	1.418	\$ 1,005,500	6.83%	1.418
009.1	Island Estates Sub	0.726	\$ 13,763,800	0.767	\$ 1,271,300	9.24%	0.767
009.3	Waters Edge Condo	0.489	\$ 2,549,400	0.538	\$ 314,900	12.35%	0.538
009.3	Garage Units	0.761	\$ 774,600	0.766	\$ 20,000	2.58%	0.766
012.1	Bella Vista	0.520	\$ 632,100	0.409	\$ 44,200	6.99%	0.540
12.03	Lake Side of Gibraltar	0.836	\$ 444,300	0.843	\$ 20,100	4.52%	0.843
12KBW	Kingsbridge	1.049	\$ 7,863,200	1.199	\$ 1,232,200	15.67%	1.199
17KBC	Kingsbridge Condo's	1.190	\$ 3,445,200	1.429	\$ 657,000	19.07%	1.429
GMB01	Metes & Bounds	0.890	\$ 1,556,300	0.890	\$ 116,600	7.49%	0.890
GMB01	Metes & Bounds	1.226	\$ 1,153,900	1.224	\$ 50,000	4.33%	1.224
Meadowlands	Manufactured Home Park	1.100	\$ 542,100	1.100	\$ 19,300	3.56%	1.100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
36 011 01 0193 000	29291 LOWELL	08/07/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$146,800	58.72	\$275,770	\$186,833	\$63,167	\$67,943	0.930	1,920	\$32.90	00112	40.3210	CAPE COD		\$185,000	No	//		PAGE 11 & 18 ON RIVER	401	32		
36 011 01 0194 002	29261 LOWELL	04/26/19	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$147,000	52.50	\$331,391	\$119,573	\$160,427	\$161,817	0.991	1,801	\$89.08	00112	34.1508	TRI-LEVEL		\$111,000	No	//		PAGE 11 & 18 ON RIVER	401	59		
36 011 01 0195 305	29251 LOWELL	06/29/20	\$585,000	PTA	03-ARM'S LENGTH	\$585,000	\$210,000	35.90	\$448,522	\$124,357	\$460,643	\$247,643	1.860	2,159	\$213.36	00112	52.7187	CONTEMPORARY		\$111,000	No	//		PAGE 11 & 18 ON RIVER	401	68		
36 018 01 0047 000	30751 ADAMS	12/27/19	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$131,400	46.11	\$295,276	\$95,547	\$189,453	\$152,581	1.242	1,849	\$102.46	00112	9.1268	COLONIAL		\$93,425	No	//		PAGE 11 & 18 ON RIVER	401	61		
36 018 01 0063 000	31035 ADAMS	08/21/19	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$88,500	45.38	\$193,993	\$94,720	\$100,280	\$75,839	1.322	1,068	\$93.90	00112	1.0642	RANCH		\$92,500	No	//		PAGE 11 & 18 ON RIVER	401	45		
36 018 01 0073 000	31130 BAYVIEW	04/24/20	\$374,900	PTA	03-ARM'S LENGTH	\$374,900	\$149,800	39.96	\$316,569	\$94,192	\$280,708	\$169,883	1.652	1,945	\$144.32	00112	31.9440	TWO-STORY		\$92,500	No	//		PAGE 11 & 18 ON RIVER	401	59		
Totals:						\$1,969,900	\$873,500		\$1,861,521	\$1,254,678	\$875,706				\$112.67		9.9842											
								Sale. Ratio =>	44.34			E.C.F. =>	1.433	Std. Deviation=>		0.36540862												
								Std. Dev. =>	8.27			Ave. E.C.F. =>	1.333	Ave. Variance=>		28.2209	Coefficient of Var=>	21.17224368										

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36 017 01 0683 000	29445 S GIBRALTAR	07/08/19	\$347,000	PTA	03-ARM'S LENGTH	\$347,000	\$147,100	42.39	\$342,422	\$115,343	\$231,657	\$183,572	1.262	2,284	\$101.43	0017	3.4018	TWO-STORY		\$108,800	No	/ /		PAGE 17 & 18 ON CANAL	401	59	
36 017 01 0856 000	30718 TRIANGLE	10/18/19	\$263,000	PTA	03-ARM'S LENGTH	\$263,000	\$104,900	39.89	\$244,660	\$63,820	\$199,180	\$146,192	1.362	2,024	\$98.41	0017	6.6495	TWO-STORY		\$61,200	No	/ /		PAGE 17 & 18 ON CANAL	401	54	
36 017 01 0882 000	30665 YOUNG	08/24/20	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$82,400	49.05	\$182,053	\$92,839	\$75,161	\$72,121	1.042	1,363	\$55.14	0017	25.3808	BUNGALOW		\$87,448	No	/ /		PAGE 17 & 18 ON CANAL	401	45	
36 017 01 0949 000	30560 POINTE	11/06/20	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$95,300	34.04	\$212,046	\$62,467	\$217,533	\$120,921	1.799	1,630	\$133.46	0017	50.3015	TWO-STORY		\$59,840	No	/ /		PAGE 17 & 18 ON CANAL	401	58	
36 017 01 0958 000	30619 POINTE	02/22/21	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$210,400	43.83	\$463,021	\$138,756	\$341,244	\$262,138	1.302	2,066	\$165.17	0017	0.5815	RANCH		\$126,888	No	/ /		PAGE 17 & 18 ON CANAL	401	72	
36 017 01 0986 000	30429 E POINTE	08/27/19	\$316,000	PTA	03-ARM'S LENGTH	\$316,000	\$147,600	46.71	\$348,451	\$63,259	\$252,741	\$230,551	1.096	2,368	\$106.73	0017	19.9710	CONTEMPORARY		\$61,200	No	/ /		PAGE 17 & 18 ON CANAL	401	67	
36 017 01 0988 000	30411 E POINTE	01/24/20	\$241,500	PTA	03-ARM'S LENGTH	\$241,500	\$90,800	37.60	\$213,048	\$62,797	\$178,703	\$121,464	1.471	1,325	\$134.87	0017	17.5286	BUNGALOW		\$61,200	No	/ /		PAGE 17 & 18 ON CANAL	401	64	
36 017 01 1054 000	29785 POINTE	09/23/19	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$87,000	47.03	\$203,497	\$113,218	\$71,782	\$72,982	0.984	1,136	\$63.19	0017	31.2401	RANCH		\$108,800	No	/ /		PAGE 17 & 18 ON CANAL	401	49	
36 017 01 1073 000	29850 POINTE	01/10/20	\$267,000	PTA	03-ARM'S LENGTH	\$267,000	\$130,400	48.84	\$307,011	\$112,275	\$154,725	\$157,426	0.983	2,036	\$75.99	0017	31.3113	NEW RANCH		\$108,800	No	/ /		PAGE 17 & 18 ON CANAL	401	54	
36 017 01 1091 000	30110 POINTE	03/09/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$108,000	46.96	\$237,946	\$55,834	\$174,166	\$147,221	1.183	1,846	\$94.35	0017	11.2929	COLONIAL		\$54,400	No	/ /		PAGE 17 & 18 ON CANAL	401	64	
36 017 01 1097 000	30160 POINTE	11/20/20	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$109,400	33.66	\$240,407	\$60,002	\$264,998	\$145,841	1.817	1,566	\$169.22	0017	52.1081	COLONIAL		\$54,400	No	/ /		PAGE 17 & 18 ON CANAL	401	66	
36 017 01 1111 000	30485 WORTH	06/19/20	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$150,700	47.09	\$334,075	\$59,459	\$260,541	\$222,002	1.174	1,946	\$133.89	0017	12.2356	TWO-STORY		\$57,120	No	/ /		PAGE 17 & 18 ON CANAL	401	64	
36 017 01 1135 000	30115 WORTH	12/16/20	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$149,800	42.20	\$330,009	\$65,515	\$289,485	\$213,819	1.354	2,117	\$136.74	0017	5.7923	TWO-STORY		\$54,400	No	/ /		PAGE 17 & 18 ON CANAL	401	64	
36 017 01 1160 000	29829 S GIBRALTAR	10/27/20	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$138,100	46.81	\$300,532	\$114,194	\$180,806	\$150,637	1.200	1,616	\$111.88	0017	9.5680	RANCH		\$108,800	No	/ /		PAGE 17 & 18 ON CANAL	401	58	
36 018 01 0603 000	29920 BAYVIEW	05/27/20	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$95,100	41.71	\$206,969	\$56,899	\$171,101	\$121,318	1.410	2,117	\$80.82	0017	11.4399	TWO-STORY		\$54,400	No	/ /		PAGE 17 & 18 ON CANAL	401	52	
Totals:			\$4,300,500			\$4,300,500	\$1,847,000		\$4,166,147		\$3,063,823	\$2,368,205			\$110.75		0.2224										
									Sale. Ratio =>			E.C.F. =>		Std. Deviation=>													
									42.95			1.294		0.25553106													
									Std. Dev. =>	5.05		Ave. E.C.F. =>		1.296		Ave. Variance=>		19.2535		Coefficient of Var=>		14.85663183					

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36 017 01 1286 002	14129 STOEFLT	02/09/21	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$62,300	36.65	\$137,390	\$33,788	\$136,212	\$96,284	1.415	1,585	\$85.94	0018	25.7659	BI-LEVEL		\$33,390	No	//		PAGE 17 & 18 OFF RIVER	401	49	
36 017 01 1292 000	14203 STOEFLT	10/27/20	\$154,000	PTA	03-ARM'S LENGTH	\$154,000	\$67,400	43.77	\$147,478	\$49,789	\$104,211	\$90,789	1.148	1,264	\$82.45	0018	0.9188	RANCH		\$49,000	No	//		PAGE 17 & 18 OFF RIVER	401	54	
36 017 01 1326 000	30057 YOUNG	04/23/20	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$68,500	41.02	\$151,590	\$39,144	\$127,856	\$104,504	1.223	1,354	\$94.43	0018	6.6433	RANCH		\$37,100	No	//		PAGE 17 & 18 OFF RIVER	401	49	
36 017 01 1336 002	30584 S GIBALTAR	10/31/19	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$55,600	37.07	\$133,104	\$37,100	\$112,900	\$89,223	1.265	1,053	\$107.22	0018	10.8343	RANCH		\$37,100	No	//		PAGE 17 & 18 OFF RIVER	401	49	
36 017 01 1341 000	30082 LISCH	03/12/20	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$52,100	41.68	\$125,219	\$36,967	\$88,033	\$82,019	1.073	1,066	\$82.58	0018	8.3695	RANCH		\$35,000	No	//		PAGE 17 & 18 OFF RIVER	401	49	
36 017 01 1352 002	29956 LISCH	10/29/19	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$58,200	39.19	\$141,184	\$35,428	\$113,072	\$98,286	1.150	1,221	\$92.61	0018	0.6590	RANCH		\$35,000	No	//		PAGE 17 & 18 OFF RIVER	401	49	
36 017 01 1484 000	30369 YOUNG	11/09/20	\$218,000	PTA	03-ARM'S LENGTH	\$218,000	\$74,800	34.31	\$167,299	\$37,364	\$180,636	\$120,757	1.496	1,288	\$140.25	0018	33.8833	RANCH		\$35,910	No	//		PAGE 17 & 18 OFF RIVER	401	56	
36 017 01 1489 000	30433 YOUNG	06/06/19	\$170,500	PTA	03-ARM'S LENGTH	\$170,500	\$83,300	48.86	\$194,109	\$73,593	\$96,907	\$112,004	0.865	1,304	\$74.32	0018	29.1813	RANCH		\$71,890	No	//		PAGE 17 & 18 OFF RIVER	401	49	
36 017 01 1498 000	30456 LISCH	08/30/19	\$127,000	PTA	03-ARM'S LENGTH	\$127,000	\$52,800	41.57	\$126,669	\$34,047	\$92,953	\$86,080	1.080	1,098	\$84.66	0018	7.7180	RANCH		\$32,200	No	//		PAGE 17 & 18 OFF RIVER	401	49	
36 017 01 1533 002	30411 LISCH	08/13/19	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$56,500	43.46	\$142,339	\$37,579	\$92,421	\$97,361	0.949	1,098	\$84.17	0018	20.7760	RANCH		\$31,990	No	//		PAGE 17 & 18 OFF RIVER	401	49	
36 017 01 1536 002	30439 LISCH	04/02/20	\$153,500	PTA	03-ARM'S LENGTH	\$153,500	\$63,600	41.43	\$141,518	\$31,990	\$121,510	\$101,792	1.194	1,082	\$112.30	0018	3.6685	RANCH		\$31,990	No	//		PAGE 17 & 18 OFF RIVER	401	49	
36 017 01 1567 000	30333 MARR	09/30/20	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$113,700	50.53	\$256,313	\$49,060	\$175,940	\$192,614	0.913	1,646	\$106.89	0018	24.3594	NEW RANCH		\$47,390	No	//		PAGE 17 & 18 OFF RIVER	401	76	
36 018 01 0147 000	30031 BAYVIEW	02/27/20	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$48,200	35.18	\$116,015	\$30,300	\$106,700	\$79,661	1.339	1,053	\$101.33	0018	18.2404	RANCH		\$28,000	No	//		PAGE 17 & 18 OFF RIVER	401	52	
36 018 01 0147 000	30031 BAYVIEW	04/12/19	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$48,200	35.18	\$116,015	\$30,300	\$106,700	\$79,661	1.339	1,053	\$101.33	0018	18.2404	RANCH		\$28,000	No	//		PAGE 17 & 18 OFF RIVER	401	52	
36 018 01 0162 000	30461 BAYVIEW	12/04/20	\$179,999	PTA	03-ARM'S LENGTH	\$179,999	\$74,100	41.17	\$165,429	\$33,166	\$146,833	\$122,921	1.195	1,532	\$95.84	0018	3.7506	RANCH		\$32,200	No	//		PAGE 17 & 18 OFF RIVER	401	54	
36 018 01 0188 000	30773 BAYVIEW	08/30/19	\$186,000	PTA	03-ARM'S LENGTH	\$186,000	\$78,100	41.99	\$181,435	\$69,701	\$116,299	\$103,842	1.120	1,562	\$74.46	0018	3.7064	RANCH		\$65,100	No	//		PAGE 17 & 18 OFF RIVER	401	45	
36 018 01 0196 000	31047 BAYVIEW	06/28/19	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$71,500	37.63	\$158,667	\$49,605	\$140,395	\$101,359	1.385	1,575	\$89.14	0018	22.8104	RANCH		\$47,390	No	//		PAGE 17 & 18 OFF RIVER	401	50	
36 018 01 0217 000	30988 ADAMS	12/23/19	\$107,500	PTA	03-ARM'S LENGTH	\$107,500	\$50,200	46.70	\$121,454	\$35,000	\$72,500	\$80,348	0.902	1,066	\$68.01	0018	25.4696	RANCH		\$35,000	No	//		PAGE 17 & 18 OFF RIVER	401	51	
36 018 01 0241 000	30802 ADAMS	05/20/19	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$49,400	36.59	\$120,864	\$30,800	\$104,200	\$83,703	1.245	992	\$105.04	0018	8.7858	RANCH		\$30,800	No	//		PAGE 17 & 18 OFF RIVER	401	54	
36 018 01 0243 000	30772 ADAMS	12/22/20	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$52,300	38.18	\$114,554	\$35,543	\$101,457	\$73,430	1.382	1,161	\$87.39	0018	22.4652	RANCH		\$35,000	No	//		PAGE 17 & 18 OFF RIVER	401	49	
36 018 01 0248 000	13246 LESLIE	08/21/20	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$47,400	39.50	\$106,593	\$28,889	\$91,111	\$72,216	1.262	1,140	\$79.92	0018	10.4627	RANCH		\$28,000	No	//		PAGE 17 & 18 OFF RIVER	401	49	
36 018 01 0280 000	13246 IVY	12/18/19	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$46,800	35.45	\$114,397	\$28,415	\$103,585	\$79,909	1.296	1,148	\$90.23	0018	13.9263	RANCH		\$28,000	No	//		PAGE 17 & 18 OFF RIVER	401	49	
36 018 01 0292 002	13345 ADDISON	12/09/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,300	47.06	\$179,660	\$57,220	\$102,780	\$113,792	0.903	981	\$104.77	0018	25.3797	RANCH		\$56,000	No	//		PAGE 17 & 18 OFF RIVER	401	59	
36 018 01 0369 000	13436 GERALD	07/18/19	\$122,000	PTA	03-ARM'S LENGTH	\$122,000	\$45,000	36.89	\$109,797	\$28,642	\$93,358	\$75,423	1.238	1,020	\$91.53	0018	8.0769	RANCH		\$28,000	No	//		PAGE 17 & 18 OFF RIVER	401	51	
36 018 01 0405 000	13637 WRIGHT	08/10/20	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$46,800	40.70	\$105,792	\$30,212	\$84,788	\$70,242	1.207	1,161	\$73.03	0018	5.0065	RANCH		\$28,000	No	//		PAGE 17 & 18 OFF RIVER	401	45	
36 018 01 0439 000	13401 ROSE	02/17/20	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$44,300	49.78	\$105,168	\$31,500	\$57,500	\$68,465	0.840	1,123	\$51.20	0018	31.7176	CAPE COD		\$31,500	No	//		PAGE 17 & 18 OFF RIVER	401	49	
36 018 01 0447 000	13593 ROSE	01/31/20	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$73,900	46.19	\$173,739	\$63,580	\$96,420	\$102,378	0.942	1,142	\$84.43	0018	21.5224	RANCH		\$56,000	No	//		PAGE 17 & 18 OFF RIVER	401	54	
36 018 01 0447 000	13593 ROSE	06/28/19	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$73,900	45.34	\$173,739	\$63,580	\$99,420	\$102,378	0.971	1,142	\$87.06	0018	18.5921	RANCH		\$56,000	No	//		PAGE 17 & 18 OFF RIVER	401	54	
36 018 01 0451 000	13629 ROSE	10/27/20	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$47,000	34.06	\$103,663	\$28,513	\$109,487	\$69,842	1.568	900	\$121.65	0018	41.0613	BUNGALOW		\$28,000	No	//		PAGE 17 & 18 OFF RIVER	401	49	
36 018 01 0457 000	13652 ROSE	11/01/19	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$66,400	47.43	\$154,046	\$61,768	\$78,232	\$85,760	0.912	1,105	\$70.80	0018	24.4808	RANCH		\$56,000	No	//		PAGE 17 & 18 OFF RIVER	401	49	
36 018 01 0504 000	13653 STOEFLT	09/20/19	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$68,100	32.90	\$169,131	\$40,113	\$166,887	\$119,905	1.392	1,484	\$112.46	0018	23.4799	TWO-STORY		\$38,500	No	//		PAGE 17 & 18 OFF RIVER	401	45	
36 018 01 0543 000	29950 ADAMS	08/28/20	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$83,700	45.24	\$183,476	\$58,643	\$126,357	\$116,016	1.089	1,494	\$84.58	0018	6.7889	RANCH		\$56,000	No	//		PAGE 17 & 18 OFF RIVER	401	49	
36 018 01 0545 000	29938 ADAMS	07/19/19	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$39,000	45.88	\$95,247	\$35,000	\$50,000	\$55,992	0.893	961	\$52.03	0018	26.4035	RANCH		\$35,000	No	//		PAGE 17 & 18 OFF RIVER	401	45	
36 018 01 0560 300	13455 GRANDVIEW	08/12/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$67,400	40.85	\$158,303	\$56,000	\$109,000	\$95,077	1.146	1,007	\$108.24	0018	1.0588	RANCH		\$56,000	No	//		PAGE 17 & 18 OFF RIVER	401	49	
Totals:			\$5,128,999			\$5,128,999	\$2,105,800		\$4,891,396		\$3,706,660	\$3,224,031			\$90.65					\$90.65							
						Sale. Ratio =>		41.06				E.C.F. =>	1.150		Std. Deviation=>		0.19750141										
						Std. Dev. =>		4.91				Ave. E.C.F. =>	1.157		Ave. Variance=>		16.3001		Coefficient of Var=>					14.08794442			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
36 019 01 0018 000	30579 ISLAND	11/08/19	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$102,800	44.70	\$221,749	\$92,752	\$137,248	\$95,553	1.436	1,727	\$79.47	0019	2.5282	CAPE COD		\$92,500	No	//		HORSE ISLAND	401	49
36 019 01 0051 003	31140 ISLAND	07/25/19	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$179,900	42.33	\$388,183	\$168,519	\$256,481	\$162,714	1.576	2,046	\$125.36	0019	16.5200	TWO-STORY		\$168,350	No	//		HORSE ISLAND	401	54
36 019 01 0052 002	31122 ISLAND	10/23/19	\$387,500	PTA	03-ARM'S LENGTH	\$387,500	\$168,600	43.51	\$379,657	\$102,580	\$284,920	\$205,242	1.388	2,102	\$135.55	0019	2.2855	TWO-STORY		\$96,200	No	//		HORSE ISLAND	401	61
36 019 01 0052 002	31122 ISLAND	09/30/19	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$168,600	43.51	\$379,657	\$102,580	\$284,920	\$205,242	1.388	2,102	\$135.55	0019	2.2855	TWO-STORY		\$96,200	No	//		HORSE ISLAND	401	61
36 019 01 0053 003	31110 ISLAND	03/08/21	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$105,700	51.56	\$226,959	\$86,359	\$118,641	\$104,148	1.139	1,600	\$74.15	0019	27.1912	TWO-STORY		\$83,250	No	//		HORSE ISLAND	401	49
36 019 01 0076 000	30666 ISLAND	07/08/20	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$122,700	41.88	\$269,828	\$102,301	\$190,699	\$124,094	1.537	1,532	\$124.48	0019	12.5661	TWO-STORY		\$94,905	No	//		HORSE ISLAND	401	63
36 019 01 0078 000	30630 ISLAND	02/24/20	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$128,200	43.46	\$286,410	\$101,002	\$193,998	\$137,339	1.413	1,615	\$120.12	0019	0.1478	TWO-STORY		\$92,500	No	//		HORSE ISLAND	401	64
Totals:			\$2,223,000			\$2,223,000	\$976,500		\$2,152,443		\$1,466,907	\$1,034,333			\$113.52		0.7147									
						Sale. Ratio =>		43.93				E.C.F. =>	1.418			Std. Deviation=>	0.14065555									
						Std. Dev. =>		3.28				Ave. E.C.F. =>	1.411			Ave. Variance=>	9.0749	Coefficient of Var=>	6.431217157							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
36 009 01 0033 000	28735 SUGAR ISLAND COURT	01/14/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$122,100	40.70	\$265,363	\$39,592	\$260,408	\$310,979	0.837	2,371	\$109.83	009.1	6.2416	COLONIAL		\$35,422	No	//		ISLAND ESTATES SUB	401	77	
36 009 01 0048 000	28985 SUGAR ISLAND COURT	08/13/20	\$287,000	PTA	03-ARM'S LENGTH	\$287,000	\$114,300	39.83	\$248,597	\$43,046	\$243,954	\$283,128	0.862	1,936	\$126.01	009.1	8.6674	RANCH		\$37,800	No	//		ISLAND ESTATES SUB	401	76	
36 009 02 0053 000	13987 CELERON ISLAND LANE	08/31/20	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$125,900	39.34	\$273,146	\$62,754	\$257,246	\$289,796	0.888	1,883	\$136.61	009.1	11.2715	RANCH		\$40,500	No	//		ISLAND ESTATES SUB	401	82	
36 009 02 0054 000	13981 CELERON ISLAND LANE	04/30/19	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$118,300	47.89	\$247,835	\$44,497	\$202,503	\$280,080	0.723	1,863	\$108.70	009.1	5.1945	RANCH		\$40,500	No	//		ISLAND ESTATES SUB	401	80	
36 009 02 0084 000	14052 HUMBUG ISLAND COURT	10/02/20	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$155,600	49.40	\$339,028	\$62,603	\$252,397	\$380,751	0.663	2,823	\$89.41	009.1	11.2071	TWO-STORY		\$57,162	No	//		ISLAND ESTATES SUB	401	82	
36 009 02 0100 000	28989 E.W.HEDKE COURT	04/19/19	\$292,500	PTA	03-ARM'S LENGTH	\$292,500	\$148,400	50.74	\$309,319	\$59,230	\$233,270	\$344,475	0.677	2,449	\$95.25	009.1	9.7789	COLONIAL		\$55,360	No	//		ISLAND ESTATES SUB	401	84	
Totals:						\$1,761,500	\$784,600		\$1,683,288		\$1,449,778	\$1,889,209			\$110.97		0.7565										
						Sale. Ratio =>	44.54		E.C.F. =>	0.767	Std. Deviation=>	0.09892808															
						Std. Dev. =>	5.24		Ave. E.C.F. =>	0.775	Ave. Variance=>	8.7268	Coefficient of Var=>	11.26097231													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
36 009 03 0005 000	13814 WATERSWAY DR.	12/27/19	\$85,500	PTA	03-ARM'S LENGTH	\$85,500	\$44,300	51.81	\$95,766	\$28,695	\$56,805	\$137,160	0.414	1,092	\$52.02	009.3	12.3719	TWO-STORY		\$28,000	No	//		WATERS EDGE CONDO	401	79	
36 009 03 0006 000	13812 WATERSWAY DR.	12/31/19	\$94,500	PTA	03-ARM'S LENGTH	\$94,500	\$45,900	48.57	\$99,540	\$28,695	\$65,805	\$144,877	0.454	1,092	\$60.26	009.3	8.3659	TWO-STORY		\$28,000	No	//		WATERS EDGE CONDO	401	79	
36 009 03 0007 000	13810 WATERSWAY DR.	06/21/19	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$46,200	44.00	\$100,378	\$28,695	\$76,305	\$146,591	0.521	978	\$78.02	009.3	1.7341	RANCH		\$28,000	No	//		WATERS EDGE CONDO	401	79	
36 009 03 0019 000	13920 WATERSWAY DR.	06/28/19	\$93,000	PTA	03-ARM'S LENGTH	\$93,000	\$46,500	50.00	\$100,976	\$28,712	\$64,288	\$147,779	0.435	978	\$65.73	009.3	10.2844	NEW RANCH		\$28,000	No	//		WATERS EDGE CONDO	401	81	
36 009 03 0021 000	13954 WATERSWAY DR.	04/26/19	\$98,000	PTA	03-ARM'S LENGTH	\$98,000	\$45,900	46.84	\$99,540	\$28,695	\$69,305	\$144,877	0.478	1,092	\$63.47	009.3	5.9501	TWO-STORY		\$28,000	No	//		WATERS EDGE CONDO	401	79	
36 009 03 0058 000	14113 WATERSWAY DR.	08/09/21	\$128,000	PTA	03-ARM'S LENGTH	\$128,000	\$47,500	37.11	\$98,540	\$28,256	\$99,744	\$143,730	0.694	1,092	\$91.34	009.3	15.6096	TWO-STORY		\$28,000	No	//		WATERS EDGE CONDO	401	83	
36 009 03 0070 000	13993 WATERSWAY DR.	04/19/19	\$104,800	WD	03-ARM'S LENGTH	\$104,800	\$45,400	43.32	\$98,458	\$28,712	\$76,088	\$142,630	0.533	1,092	\$69.68	009.3	0.4407	TWO-STORY		\$28,000	No	//		WATERS EDGE CONDO	401	81	
36 009 03 0070 000	13993 WATERSWAY DR.	08/10/21	\$139,000	PTA	03-ARM'S LENGTH	\$139,000	\$47,500	34.17	\$98,458	\$28,712	\$110,288	\$142,630	0.773	1,092	\$101.00	009.3	23.5375	TWO-STORY		\$28,000	No	//		WATERS EDGE CONDO	401	81	
Totals:						\$847,800	\$847,800		\$369,200	\$791,656	\$618,628	\$1,150,274			\$72.69												
						Sale. Ratio =>	43.55		E.C.F. =>	0.538		Std. Deviation=>	0.12901267														
						Std. Dev. =>	6.20		Ave. E.C.F. =>	0.538		Ave. Variance=>	9.7868	Coefficient of Var=>	18.19538163												

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
36 009 03 0008 000	13816 WATERSWAY DR.	02/19/20	\$88,000	PTA	03-ARM'S LENGTH	\$88,000	\$31,800	36.14	\$94,048	\$28,452	\$59,548	\$85,634	0.695	1,068	\$55.76	009.3	7.0405	GARAGE UNIT		\$28,000	No	//		WATERS EDGE CONDO	401	79	
36 009 03 0016 000	13886 WATERSWAY DR.	06/10/19	\$99,900	PTA	03-ARM'S LENGTH	\$99,900	\$40,500	40.54	\$93,102	\$28,452	\$71,448	\$84,399	0.847	1,013	\$70.53	009.3	8.0766	GARAGE UNIT #1		\$28,000	No	//		WATERS EDGE CONDO	401	81	
36 009 03 0028 000	13986 WATERSWAY DR.	10/05/20	\$90,250	PTA	03-ARM'S LENGTH	\$90,250	\$42,200	46.76	\$97,934	\$28,000	\$62,250	\$91,298	0.682	1,068	\$58.29	009.3	8.3943	GARAGE UNIT #1		\$28,000	No	//		WATERS EDGE CONDO	401	83	
36 009 03 0060 000	14117 WATERSWAY DR.	02/06/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$31,300	36.82	\$92,542	\$28,000	\$57,000	\$84,258	0.676	1,012	\$56.32	009.3	8.9289	GARAGE UNIT		\$28,000	No	//		WATERS EDGE CONDO	401	83	
36 009 03 0076 000	13967 WATERSWAY DR.	10/23/20	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$31,300	28.45	\$95,719	\$28,463	\$81,537	\$87,802	0.929	1,068	\$76.35	009.3	16.2872	GARAGE UNIT		\$28,000	No	//		WATERS EDGE CONDO	401	81	
Totals:						\$473,150	\$473,150		\$177,100	\$473,345	\$331,783	\$433,392			\$63.45												
						Sale. Ratio =>	37.43		E.C.F. =>	0.766		Std. Deviation=>	0.11513724														
						Std. Dev. =>	6.69		Ave. E.C.F. =>	0.766		Ave. Variance=>	9.7455	Coefficient of Var=>	12.72627452												

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
36 012 02 0009 000	29307 W JEFFERSON, UNIT #9	10/23/19	\$87,000	PTA	03-ARM'S LENGTH	\$87,000	\$45,400	52.18	\$92,220	\$21,700	\$65,300	\$135,615	0.482	1,122	\$58.20	012.1	7.0613	TWO-STORY		\$21,700	No	/ /		BELLA VISTA	401	75			
36 012 02 0010 000	29307 W JEFFERSON, UNIT #10	07/22/19	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$47,000	67.14	\$95,509	\$21,700	\$48,300	\$141,940	0.340	1,192	\$40.52	012.1	7.0613	TWO-STORY		\$21,700	No	/ /		BELLA VISTA	401	75			
Totals:						\$157,000	\$92,400		\$187,729		\$113,600	\$277,556			\$49.36		0.1609												
								Sale. Ratio =>	58.85									E.C.F. =>	0.409			Std. Deviation=>	0.09986121						
								Std. Dev. =>	10.58									Ave. E.C.F. =>	0.411			Ave. Variance=>	7.0613			Coefficient of Var=>	17.1850055		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
36 012 03 0003 000	29565 W JEFFERSON, UNIT 3	01/30/20	\$52,919	PTA	03-ARM'S LENGTH	\$52,919	\$32,700	61.79	\$71,359	\$11,300	\$41,619	\$71,841	0.579	787	\$52.88	12.03	31.1268	RANCH		\$11,300	No	/ /		LAKE SIDE OF GIB	401	61		
36 012 03 0006 000	29565 W JEFFERSON, UNIT 6	12/10/19	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$22,700	37.83	\$49,772	\$11,300	\$48,700	\$46,019	1.058	787	\$61.88	12.03	16.7665	RANCH		\$11,300	No	/ /		LAKE SIDE OF GIB	401	61		
36 012 03 0007 000	29565 W JEFFERSON, UNIT 7	08/03/21	\$67,000	PTA	03-ARM'S LENGTH	\$67,000	\$23,800	35.52	\$49,293	\$11,300	\$55,700	\$45,446	1.226	787	\$70.78	12.03	33.5036	RANCH		\$11,300	No	/ /		LAKE SIDE OF GIB	401	61		
36 012 03 0009 000	29589 W JEFFERSON, UNIT 9	06/24/21	\$52,000	PTA	03-ARM'S LENGTH	\$52,000	\$28,900	55.58	\$59,966	\$11,300	\$40,700	\$58,213	0.699	608	\$66.94	12.03	19.1433	RANCH		\$11,300	No	/ /		LAKE SIDE OF GIB	401	61		
Totals:						\$231,919	\$108,100		\$230,390		\$186,719	\$221,519			\$63.12		4.7688											
								Sale. Ratio =>	46.61					E.C.F. =>	0.843	Std. Deviation=>		0.30215611										
								Std. Dev. =>	12.99					Ave. E.C.F. =>	0.891	Ave. Variance=>		25.1350	Coefficient of Var=>	28.2229112								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
36 012 01 0008 000	14837 WILLIAMS COURT	03/12/21	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$96,500	39.07	\$238,067	\$34,297	\$212,703	\$164,331	1.294	2,020	\$105.30	12KBW	9.0814	TWO-STORY		\$31,860	No	//		KINGSBRIDGE WATER	401	56			
36 012 01 0011 000	14862 WILLIAMS COURT	09/17/20	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$105,200	39.70	\$259,948	\$40,996	\$224,004	\$176,574	1.269	1,883	\$118.96	12KBW	6.5065	TWO-STORY		\$35,461	No	//		KINGSBRIDGE WATER	401	63			
36 012 01 0026 000	30012 WINDSOR	03/25/20	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$114,400	39.45	\$303,672	\$35,518	\$254,482	\$216,253	1.177	2,452	\$103.79	12KBW	2.6768	COLONIAL		\$30,034	No	//		KINGSBRIDGE WATER	401	62			
36 012 01 0038 000	29862 KINGSBRIDGE	02/25/21	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$75,200	41.32	\$187,426	\$34,204	\$147,796	\$123,566	1.196	1,229	\$120.26	12KBW	0.7458	RANCH		\$33,708	No	//		KINGSBRIDGE WATER	401	56			
36 012 01 0065 000	30087 WINDSOR	07/13/21	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$124,800	47.09	\$295,778	\$54,391	\$210,609	\$194,667	1.082	2,552	\$82.53	12KBW	12.1652	COLONIAL		\$54,391	No	//		KINGSBRIDGE WATER	401	56			
Totals:						\$1,249,000	\$516,100		\$1,284,891		\$1,049,594	\$875,391			\$106.17		0.4546												
								Sale. Ratio =>	41.32									E.C.F. =>	1.199			Std. Deviation=>	0.08374367						
								Std. Dev. =>	3.34									Ave. E.C.F. =>	1.204			Ave. Variance=>	6.2351			Coefficient of Var=>	5.180645217		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
36 017 02 0003 000	30306 WINDSOR-UNIT 3	09/13/21	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$68,100	61.91	\$165,763	\$33,985	\$76,015	\$89,951	0.845	1,012	\$75.11	17KBC	58.3640	TWO-STORY		\$33,500	No	//		KINGSBRIDGE CONDO'S	401	54	
36 017 02 0007 000	30316 WINDSOR-UNIT 7	08/06/20	\$148,000	PTA	03-ARM'S LENGTH	\$148,000	\$60,900	41.15	\$166,113	\$34,112	\$113,888	\$90,103	1.264	1,012	\$112.54	17KBC	16.4738	TWO-STORY		\$33,500	No	//		KINGSBRIDGE CONDO'S	401	54	
36 017 02 0020 000	30348 WINDSOR-UNIT 20	06/24/20	\$127,500	PTA	03-ARM'S LENGTH	\$127,500	\$48,300	37.88	\$132,894	\$33,583	\$93,917	\$67,789	1.385	1,144	\$82.10	17KBC	4.3283	GARAGE UNIT		\$33,500	No	//		KINGSBRIDGE CONDO'S	401	54	
36 017 02 0032 000	30379 WINDSOR-UNIT 32	08/26/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$48,300	34.50	\$132,783	\$33,583	\$106,417	\$67,713	1.572	1,144	\$93.02	17KBC	14.2869	GARAGE UNIT		\$33,500	No	//		KINGSBRIDGE CONDO'S	401	54	
36 017 02 0033 000	30383 WINDSOR-UNIT 33	08/06/20	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$65,300	32.65	\$179,523	\$34,183	\$165,817	\$99,208	1.671	1,013	\$163.69	17KBC	24.2692	RANCH		\$33,500	No	//		KINGSBRIDGE CONDO'S	401	54	
36 017 02 0047 000	30426 WINDSOR-UNIT 47	04/30/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$68,200	34.10	\$165,991	\$34,138	\$165,862	\$90,002	1.843	1,012	\$163.90	17KBC	41.4157	TWO-STORY		\$33,500	No	//		KINGSBRIDGE CONDO'S	401	54	
36 017 02 0047 000	30426 WINDSOR-UNIT 47	08/27/19	\$162,000	PTA	03-ARM'S LENGTH	\$162,000	\$58,800	36.30	\$165,991	\$34,138	\$127,862	\$90,002	1.421	1,012	\$126.35	17KBC	0.8056	TWO-STORY		\$33,500	No	//		KINGSBRIDGE CONDO'S	401	54	
Totals:			\$1,087,500			\$1,087,500	\$417,900		\$1,109,058		\$849,778	\$594,769			\$116.67												
								Sale. Ratio =>	38.43					E.C.F. =>	1.429	Std. Deviation=>	0.32159734										
								Std. Dev. =>	10.15					Ave. E.C.F. =>	1.429	Ave. Variance=>	22.8491	Coefficient of Var=>	15.99276263								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			\$0.00		0.0000										
						Sale. Ratio =>		0.00							E.C.F. =>	0.000	Std. Deviation=>	#DIV/0!									
						Std. Dev. =>	#DIV/0!							Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>	0.0000	Coefficient of Var=>	0								