

**2024 MASTER ECF - GIBRALTAR**

Neigh No.	ECF #	2023	2023	Parcel	Sales	% of	Recom	2024		2024	
Code/Color	Description	ECF	SEV	Count	Sample	Sample	ECF	Adjustment	Red/Inc	ECF	COMMENTS
0011	Page 11 off Water	<b>0.930</b>	\$ 10,150,600	148	4	2.7%	0.985	\$ 762,100	7.51%		
00112	Page 11 & 18 on River	<b>1.730</b>	\$ 32,830,300	159	5	3.1%	1.771	\$ 392,600	1.20%		
0017	Page 17 & 18 on Canal	<b>1.431</b>	\$ 39,250,100	267	10	3.7%	1.460	\$ 1,222,700	3.12%		
00172	Page 17 off Water	<b>1.368</b>	\$ 12,046,400	124	14	11.3%	1.391	\$ 661,100	5.49%		
0018	Page 17 & 18 off Water	<b>1.278</b>	\$ 44,512,800	543	31	5.7%	1.290	\$ 1,934,900	4.35%		
0019	Horse Island	<b>1.666</b>	\$ 18,743,200	91	4	4.4%	1.737	\$ 1,252,800	6.68%		
009.1	Island Estates Sub	<b>0.811</b>	\$ 17,155,200	103	8	7.8%	0.847	\$ 1,404,600	8.19%		
009.3	Waters Edge Condo	<b>0.670</b>	\$ 4,488,900	51	3	5.9%	0.611	\$ 89,800	2.00%		
009.3	Garage Units	<b>0.879</b>	\$ 4,488,900	17	5	29.4%	1.079	\$ 89,800	2.00%		
012.1	Bella Vista	<b>0.594</b>	\$ 815,000	14	3	21.4%	0.624	\$ 63,800	7.83%		
12.03	Lake Side of Gibraltar	<b>0.817</b>	\$ 503,800	16	5	31.3%	0.845	\$ 31,800	6.31%		
12KBW	Kingsbridge	<b>1.057</b>	\$ 8,798,300	71	5	7.0%	1.029	\$ 123,500	1.40%		
17KBC	Kingsbridge Condo's	<b>1.459</b>	\$ 4,379,900	52	5	9.6%	1.501	\$ 262,700	6.00%		
GMB01	Metes & Bounds	<b>0.979</b>	\$ 3,408,700	13	1	7.7%	1.030		0.00%		newer homes
GMB01	Metes & Bounds	<b>1.369</b>	\$ 3,408,700	17	1	5.9%	1.315		0.00%		older homes
Meadowlands	Manufactured Home Park	<b>1.100</b>	\$ 606,500	320	0	0.0%	-		0.00%	<b>1.100</b>	No sales, sheds and garages in mobile home park

Parcel Number	Street Address	Sale Date	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
36 011 03 0068 000	29020 DENISON	12/03/21	\$199,900	\$107,400	53.73	\$230,254	\$90,041	\$109,859	\$150,767	0.729	2,322	\$47.31	0011	26.5741	TWO-STORY
36 011 02 0101 300	29854 ADAMS	12/09/22	\$225,000	\$106,000	47.11	\$210,708	\$33,904	\$191,096	\$190,112	1.005	2,229	\$85.73	0011	1.0767	TWO-STORY
36 011 02 0143 000	29890 ADAMS	10/21/22	\$165,000	\$65,400	39.64	\$130,874	\$28,320	\$136,680	\$110,273	1.239	938	\$145.71	0011	24.5058	RANCH
36 011 02 0169 000	29406 LOWELL	03/15/23	\$590,000	\$286,600	48.58	\$646,270	\$225,930	\$364,070	\$362,502	1.004	2,613	\$139.33	0011	0.9915	CONTEMPORARY
<b>Totals:</b>			<b>\$1,179,900</b>	<b>\$565,400</b>		<b>\$1,218,106</b>		<b>\$801,705</b>	<b>\$813,654</b>			<b>\$104.52</b>		<b>0.9095</b>	
				<b>Sale. Ratio =&gt;</b>	<b>47.92</b>				<b>E.C.F. =&gt;</b>	<b>0.985</b>		<b>Std. Deviation=&gt;</b>	<b>0.20887471</b>		
				<b>Std. Dev. =&gt;</b>	<b>5.82</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.994</b>		<b>Ave. Variance=&gt;</b>	<b>13.2870</b>	<b>Coefficient of Var=&gt;</b>	<b>13.36172925</b>

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36 018 01 0037 000	30553 ADAMS	07/11/22	\$530,000	\$254,000	47.92	\$572,295	\$99,842	\$430,158	\$273,094	1.575	2,632	\$163.43	00112	21.5398	TWO-STORY
36 018 01 0069 000	31095 ADAMS	08/06/21	\$610,000	\$179,500	29.43	\$613,044	\$97,269	\$512,731	\$298,136	1.720	2,196	\$233.48	00112	7.0735	TWO-STORY
36 018 01 0080 000	31054 BAYVIEW	08/05/21	\$630,000	\$194,300	30.84	\$565,142	\$101,801	\$528,199	\$267,827	1.972	2,090	\$252.73	00112	18.1639	CONTEMPORARY
36 018 01 0123 000	30436 BAYVIEW	08/31/21	\$332,000	\$115,700	34.85	\$311,889	\$101,052	\$230,948	\$121,871	1.895	1,221	\$189.15	00112	10.4494	BUNGALOW
<b>Totals:</b>			<b>\$2,102,000</b>	<b>\$743,500</b>		<b>\$2,062,370</b>		<b>\$1,702,036</b>	<b>\$960,928</b>			<b>\$209.70</b>		<b>1.9283</b>	
					<b>Sale. Ratio =&gt;</b>	<b>35.37</b>				<b>E.C.F. =&gt;</b>	<b>1.771</b>	<b>Std. Deviation=&gt;</b>	<b>0.17824273</b>		
					<b>Std. Dev. =&gt;</b>	<b>8.43</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.791</b>	<b>Ave. Variance=&gt;</b>	<b>14.3066</b>	<b>Coefficient of Var=&gt;</b>	<b>7.990195622</b>

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36 017 01 0840 002	30570 TRIANGLE	01/06/23	\$460,000	\$227,700	49.50	\$553,276	\$103,584	\$356,416	\$314,250	1.134	2,424	\$147.04	0017	38.5826	CONTEMPORARY
36 017 01 0845 107	30616 TRIANGLE	07/29/22	\$428,000	\$195,100	45.58	\$473,772	\$84,360	\$343,640	\$272,126	1.263	2,269	\$151.45	0017	25.7207	CONTEMPORARY
36 017 01 0979 000	30477 E POINTE	12/20/21	\$350,000	\$145,900	41.69	\$356,151	\$137,184	\$212,816	\$153,017	1.391	1,310	\$162.45	0017	12.9203	NEW RANCH
36 017 01 1027 000	30133 POINTE	11/22/21	\$282,500	\$90,600	32.07	\$242,763	\$58,436	\$224,064	\$128,810	1.739	1,348	\$166.22	0017	21.9488	RANCH
36 017 01 1146 300	30015 WORTH	05/17/21	\$335,000	\$103,800	30.99	\$265,615	\$63,648	\$271,352	\$141,137	1.923	1,308	\$207.46	0017	40.2609	CONTEMPORARY
36 017 01 1031 000	30103 POINTE	06/30/22	\$300,000	\$143,200	47.73	\$347,149	\$60,169	\$239,831	\$200,545	1.196	1,620	\$148.04	0017	32.4110	BUNGALOW
36 017 01 1032 000	30095 POINTE	11/09/21	\$584,900	\$209,900	35.89	\$537,505	\$130,952	\$453,948	\$284,104	1.598	2,966	\$153.05	0017	7.7817	COLONIAL
36 017 01 1054 000	29785 POINTE	11/30/22	\$239,590	\$104,700	43.70	\$234,617	\$116,718	\$122,872	\$82,389	1.491	1,136	\$108.16	0017	2.8646	RANCH
36 017 01 1077 000	30008 POINTE	09/07/21	\$240,000	\$86,000	35.83	\$214,528	\$65,632	\$174,368	\$104,050	1.676	1,036	\$168.31	0017	15.5799	RANCH
36 017 01 1090 000	30104 POINTE	06/13/22	\$270,000	\$98,900	36.63	\$235,432	\$59,046	\$210,954	\$123,261	1.711	1,320	\$159.81	0017	19.1441	BUNGALOW
36 018 01 0610 000	29862 BAYVIEW	08/31/21	\$330,000	\$116,700	35.36	\$301,919	\$61,069	\$268,931	\$168,309	1.598	1,587	\$169.46	0017	7.7837	TWO-STORY
<b>Totals:</b>			<b>\$3,819,990</b>	<b>\$1,522,500</b>		<b>\$3,762,727</b>		<b>\$2,879,192</b>	<b>\$1,971,998</b>			<b>\$158.31</b>		<b>5.9967</b>	
			<b>Sale. Ratio =&gt;</b>		<b>39.86</b>			<b>E.C.F. =&gt;</b>	<b>1.460</b>			<b>Std. Deviation=&gt;</b>	<b>0.24917561</b>		
			<b>Std. Dev. =&gt;</b>		<b>6.38</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.520</b>			<b>Ave. Variance=&gt;</b>	<b>20.4544</b>	<b>Coefficient of Var=&gt;</b>	<b>13.45679216</b>

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36 017 01 0720 002	14188 NAVARRE	05/27/21	\$170,000	\$68,300	40.18	\$181,904	\$46,653	\$123,347	\$98,868	1.248	1,073	\$114.96	00172	14.7015	RANCH	
36 017 01 0750 002	14530 NAVARRE	06/07/21	\$215,000	\$84,800	39.44	\$235,879	\$39,566	\$175,434	\$143,504	1.223	2,090	\$83.94	00172	17.2106	BI-LEVEL	
36 017 01 0755 002	14576 NAVARRE	10/15/21	\$255,000	\$100,200	39.29	\$264,158	\$74,482	\$180,518	\$138,652	1.302	2,149	\$84.00	00172	9.2662	BI-LEVEL	
36 017 01 0758 000	29740 YOUNG	07/09/21	\$260,000	\$90,800	34.92	\$242,074	\$41,899	\$218,101	\$146,327	1.491	1,303	\$167.38	00172	9.5895	RANCH	
36 017 01 0899 000	30602 YOUNG	04/22/22	\$199,900	\$80,600	40.32	\$191,149	\$60,888	\$139,012	\$95,220	1.460	1,500	\$92.67	00172	6.5291	RANCH	
36 017 01 1184 002	14139 NAVARRE	04/12/21	\$211,000	\$68,700	32.56	\$188,762	\$35,904	\$175,096	\$111,738	1.567	1,585	\$110.47	00172	17.2407	BI-LEVEL	
36 017 01 1219 002	14535 NAVARRE	03/09/22	\$165,000	\$63,700	38.61	\$162,900	\$41,401	\$123,599	\$88,815	1.392	907	\$136.27	00172	0.2967	RANCH	
36 017 01 1233 002	14446 STOEFLLET	03/23/22	\$165,900	\$58,900	35.50	\$163,184	\$39,115	\$126,785	\$90,694	1.398	999	\$126.91	00172	0.3336	RANCH	
36 017 01 1249 002	14246 STOEFLLET	03/07/23	\$165,000	\$66,600	40.36	\$164,236	\$36,752	\$128,248	\$93,190	1.376	999	\$128.38	00172	1.8413	RANCH	
36 017 01 1254 300	14206 STOEFLLET	07/16/21	\$223,000	\$87,600	39.28	\$228,852	\$50,228	\$172,772	\$130,573	1.323	1,119	\$154.40	00172	7.1429	RANCH	
36 017 01 1257 000	14144 STOEFLLET	05/26/21	\$209,500	\$88,300	42.15	\$248,567	\$66,088	\$143,412	\$115,624	1.240	1,559	\$91.99	00172	15.4284	BI-LEVEL	
36 017 01 1260 002	14108 STOEFLLET	01/31/22	\$220,000	\$81,000	36.82	\$214,756	\$35,392	\$184,608	\$131,114	1.408	1,870	\$98.72	00172	1.3384	BI-LEVEL	
36 017 01 1266 002	14010 STOEFLLET	08/18/21	\$210,000	\$68,800	32.76	\$178,920	\$38,716	\$171,284	\$102,488	1.671	1,558	\$109.94	00172	27.6643	BI-LEVEL	
36 017 01 1270 000	13934 STOEFLLET	02/01/23	\$255,000	\$99,900	39.18	\$246,093	\$37,912	\$217,088	\$152,179	1.427	2,038	\$106.52	00172	3.1918	BI-LEVEL	
<b>Totals:</b>			<b>\$2,924,300</b>	<b>\$1,108,200</b>		<b>\$2,911,434</b>		<b>\$2,279,304</b>	<b>\$1,638,986</b>			<b>\$114.75</b>		<b>0.3932</b>		
					<b>Sale. Ratio =&gt;</b>	<b>37.90</b>				<b>E.C.F. =&gt;</b>	<b>1.391</b>	<b>Std. Deviation=&gt;</b>		<b>0.1270968</b>		
					<b>Std. Dev. =&gt;</b>	<b>2.96</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.395</b>	<b>Ave. Variance=&gt;</b>		<b>9.4125</b>	<b>Coefficient of Var=&gt;</b>	<b>6.749190945</b>

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36 017 01 1281 000	14023 STOEFLLET	06/02/21	\$195,000	\$65,500	33.59	\$170,127	\$34,860	\$160,140	\$105,843	1.513	1,560	\$102.65	0018	19.7746	BI-LEVEL	
36 017 01 1285 002	14117 STOEFLLET	06/21/22	\$195,000	\$66,500	34.10	\$164,006	\$35,122	\$159,878	\$100,848	1.585	1,573	\$101.64	0018	27.0080	BI-LEVEL	
36 017 01 1318 301	29989 YOUNG	12/16/21	\$165,000	\$74,800	45.33	\$189,089	\$59,012	\$105,988	\$101,782	1.041	1,092	\$97.06	0018	27.3926	RANCH	
36 017 01 1346 002	30034 LISCH	09/14/22	\$162,000	\$68,800	42.47	\$164,385	\$35,400	\$126,600	\$100,927	1.254	981	\$129.05	0018	6.0884	RANCH	
36 017 01 1350 002	29968 LISCH	03/25/22	\$176,000	\$62,000	35.23	\$159,949	\$35,736	\$140,264	\$97,193	1.443	981	\$142.98	0018	12.7892	RANCH	
36 017 01 1355 000	29936 LISCH	10/22/21	\$180,000	\$66,900	37.17	\$172,998	\$39,630	\$140,370	\$104,357	1.345	1,047	\$134.07	0018	2.9843	RANCH	
36 017 01 1452 000	30431 S GIBRALTAR	09/28/22	\$185,000	\$78,300	42.32	\$185,463	\$47,118	\$137,882	\$108,251	1.274	1,870	\$73.73	0018	4.1530	BI-LEVEL	
36 017 01 1453 002	30445 S GIBRALTAR	05/16/22	\$199,900	\$70,200	35.12	\$167,654	\$37,693	\$162,207	\$101,691	1.595	1,503	\$107.92	0018	27.9845	BI-LEVEL	
36 017 01 1493 000	30467 YOUNG	09/24/21	\$152,000	\$55,600	36.58	\$166,056	\$50,544	\$101,456	\$71,660	1.416	897	\$113.11	0018	10.0551	BUNGALOW	
36 017 01 1509 002	30332 LISCH	06/16/22	\$195,000	\$67,200	34.46	\$159,785	\$37,957	\$157,043	\$95,327	1.647	1,082	\$145.14	0018	33.2159	RANCH	
36 017 01 1510 002	30316 LISCH	10/24/22	\$150,000	\$72,900	48.60	\$174,312	\$36,992	\$113,008	\$107,449	1.052	1,082	\$104.44	0018	26.3519	RANCH	
36 017 01 1549 000	30330 MARR	11/22/21	\$189,000	\$69,300	36.67	\$179,654	\$38,232	\$150,768	\$110,659	1.362	1,053	\$143.18	0018	4.7204	RANCH	
36 017 01 1549 000	30330 MARR	07/05/22	\$210,000	\$75,100	35.76	\$179,654	\$38,232	\$171,768	\$110,659	1.552	1,053	\$163.12	0018	23.6977	RANCH	
36 017 01 1550 002	30318 MARR	04/27/21	\$255,000	\$97,700	38.31	\$260,159	\$38,604	\$216,396	\$173,361	1.248	2,066	\$104.74	0018	6.7012	COLONIAL	
36 017 01 1575 300	30186 WHITE	05/03/21	\$220,000	\$113,200	51.45	\$267,432	\$69,879	\$150,121	\$154,580	0.971	1,519	\$98.83	0018	34.4098	COLONIAL	
36 017 01 1607 000	30359 FRYER	10/31/22	\$230,000	\$105,800	46.00	\$256,531	\$50,722	\$179,278	\$161,040	1.113	1,287	\$139.30	0018	20.2001	COLONIAL	
36 018 01 0149 000	30043 BAYVIEW	04/29/22	\$165,000	\$59,000	35.76	\$141,553	\$29,844	\$135,156	\$87,409	1.546	1,053	\$128.35	0018	23.0991	RANCH	
36 018 01 0151 000	30077 BAYVIEW	07/05/22	\$165,000	\$73,400	44.48	\$175,516	\$66,045	\$98,955	\$85,658	1.155	1,204	\$82.19	0018	16.0021	BUNGALOW	
36 018 01 0158 000	30233 BAYVIEW	12/23/21	\$110,000	\$49,700	45.18	\$134,607	\$28,320	\$81,680	\$83,167	0.982	1,248	\$65.45	0018	33.3129	TWO-STORY	
36 018 01 0172 000	30545 BAYVIEW	08/23/21	\$275,000	\$117,500	42.73	\$313,476	\$52,166	\$222,834	\$204,468	1.090	2,079	\$107.18	0018	22.5430	TRI-LEVEL	
36 018 01 0185 000	30735 BAYVIEW	04/08/22	\$210,000	\$107,600	51.24	\$284,593	\$100,457	\$109,543	\$119,867	0.914	1,546	\$70.86	0018	40.1382	BUNGALOW	
36 018 01 0215 000	13330 STORK	11/16/21	\$223,000	\$79,400	35.61	\$197,393	\$64,962	\$158,038	\$103,624	1.525	1,528	\$103.43	0018	20.9862	RANCH	
36 018 01 0231 000	13460 NEELY	09/07/22	\$150,000	\$61,700	41.13	\$153,018	\$29,741	\$120,259	\$96,461	1.247	1,191	\$100.97	0018	6.8541	RANCH	
36 018 01 0245 000	13221 LESLIE	10/18/21	\$127,000	\$46,800	36.85	\$125,420	\$28,320	\$98,680	\$75,978	1.299	1,131	\$87.25	0018	1.6458	RANCH	
36 018 01 0248 000	13249 LESLIE	01/12/23	\$174,000	\$55,700	32.01	\$133,116	\$28,936	\$145,064	\$81,518	1.780	1,140	\$127.25	0018	46.4280	RANCH	
36 018 01 0264 000	30718 ADAMS	11/22/22	\$155,000	\$51,300	33.10	\$133,375	\$30,444	\$124,556	\$80,541	1.546	1,194	\$104.32	0018	23.1245	BUNGALOW	
36 018 01 0454 000	13663 ROSE	06/03/21	\$200,000	\$85,600	42.80	\$218,021	\$67,590	\$132,410	\$117,708	1.125	1,440	\$91.95	0018	19.0352	TWO-STORY	
36 018 01 0468 000	13440 ROSE	12/20/21	\$153,000	\$60,700	39.67	\$163,140	\$30,611	\$122,389	\$103,700	1.180	1,080	\$113.32	0018	13.5035	RANCH	
36 018 01 0484 000	13327 STOEFLLET	11/04/21	\$229,000	\$74,700	32.62	\$189,656	\$69,095	\$159,905	\$94,336	1.695	1,225	\$130.53	0018	37.9811	RANCH	
36 018 01 0557 301	13457 GRANDVIEW	04/15/22	\$301,000	\$124,700	41.43	\$306,853	\$42,480	\$258,520	\$206,865	1.250	1,510	\$171.21	0018	6.5547	NEW RANCH 2	
36 018 01 0570 300	13615 GRANDVIEW	06/18/21	\$127,000	\$55,800	43.94	\$149,015	\$37,530	\$89,470	\$87,234	1.026	1,114	\$80.31	0018	28.9621	NEW RANCH	
<b>Totals:</b>			<b>\$5,822,900</b>	<b>\$2,313,400</b>		<b>\$5,836,006</b>		<b>\$4,430,626</b>	<b>\$3,434,159</b>			<b>\$111.79</b>		<b>2.5090</b>		
					<b>Sale. Ratio =&gt;</b>	<b>39.73</b>				<b>E.C.F. =&gt;</b>	<b>1.290</b>	<b>Std. Deviation=&gt;</b>		<b>0.23852653</b>		
					<b>Std. Dev. =&gt;</b>	<b>5.49</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.315</b>	<b>Ave. Variance=&gt;</b>		<b>20.2483</b>	<b>Coefficient of Var=&gt;</b>	<b>15.39497666</b>

Parcel Number	Street Address	Sale Date	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	
36 019 01 0031 000	30803 ISLAND	05/31/22	\$375,000	\$133,700	35.65	\$315,346	\$115,304	\$259,696	\$120,073	2.163	1,342	\$193.51	0019	13.9465	RANCH	
36 019 01 0051 004	31150 ISLAND	08/29/22	\$1,175,000	\$557,000	47.40	\$1,408,041	\$258,538	\$916,462	\$689,978	1.328	4,730	\$193.76	0019	69.5100	NEW COLONIAL	
36 019 01 0051 003	31140 ISLAND	03/08/22	\$605,000	\$189,200	31.27	\$472,963	\$165,709	\$439,291	\$184,426	2.382	2,046	\$214.71	0019	35.8586	TWO-STORY	
36 019 01 0054 000	31050 ISLAND	06/14/21	\$610,000	\$174,100	28.54	\$481,768	\$96,422	\$513,578	\$231,300	2.220	3,181	\$161.45	0019	19.7048	TWO-STORY	
<b>Totals:</b>			<b>\$2,765,000</b>	<b>\$1,054,000</b>		<b>\$2,678,118</b>		<b>\$2,129,027</b>	<b>\$1,225,777</b>			<b>\$190.86</b>		<b>28.6469</b>		
					<b>Sale. Ratio =&gt;</b>	<b>38.12</b>				<b>E.C.F. =&gt;</b>	<b>1.737</b>	<b>Std. Deviation=&gt;</b>		<b>0.47259077</b>		
					<b>Std. Dev. =&gt;</b>	<b>8.32</b>				<b>Ave. E.C.F. =&gt;</b>	<b>2.023</b>	<b>Ave. Variance=&gt;</b>		<b>34.7550</b>	<b>Coefficient of Var=&gt;</b>	<b>17.17696653</b>

Parcel Number	Street Address	Sale Date	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
36 009 01 0008 000	28922 SUGAR ISLAND COURT	06/04/21	\$290,000	\$120,500	41.55	\$310,722	\$43,234	\$246,766	\$329,825	0.748	1,955	\$126.22	009.1	10.0443	RANCH
36 009 01 0009 000	28902 SUGAR ISLAND COURT	04/22/22	\$390,000	\$148,500	38.08	\$348,706	\$57,503	\$332,497	\$359,067	0.926	2,413	\$137.79	009.1	7.7388	COLONIAL
36 009 01 0021 000	14106 CALF ISLAND COURT	02/22/23	\$350,000	\$135,900	38.83	\$319,889	\$51,098	\$298,902	\$331,432	0.902	2,439	\$122.55	009.1	5.3235	COLONIAL
36 009 01 0044 000	13995 CELERON ISLAND LANE	04/15/22	\$435,000	\$175,900	40.44	\$413,007	\$64,841	\$370,159	\$429,305	0.862	2,991	\$123.76	009.1	1.3613	CONTEMPORARY
36 009 01 0049 000	29007 SUGAR ISLAND COURT	08/13/21	\$325,000	\$130,900	40.28	\$338,722	\$40,594	\$284,406	\$367,605	0.774	2,520	\$112.86	009.1	7.4944	CONTEMPORARY
36 009 02 0057 000	13955 CELERON ISLAND LANE	08/31/22	\$360,000	\$132,500	36.81	\$314,483	\$50,352	\$309,648	\$325,686	0.951	1,944	\$159.28	009.1	10.2142	TWO-STORY
36 009 02 0077 000	13978 STURGEON BAR COURT	04/21/21	\$430,000	\$158,700	36.91	\$409,224	\$65,304	\$364,696	\$424,069	0.860	2,972	\$122.71	009.1	1.1376	NEW TWO STORY
36 009 02 0096 000	28988 E.W.HEDKE COURT	12/29/21	\$360,000	\$145,700	40.47	\$378,357	\$45,683	\$314,317	\$410,202	0.766	2,727	\$115.26	009.1	8.2367	COLONIAL
<b>Totals:</b>			<b>\$2,940,000</b>	<b>\$1,148,600</b>		<b>\$2,833,110</b>		<b>\$2,521,391</b>	<b>\$2,977,190</b>			<b>\$127.56</b>		<b>0.1713</b>	
				<b>Sale. Ratio =&gt;</b>	<b>39.07</b>				<b>E.C.F. =&gt;</b>	<b>0.847</b>		<b>Std. Deviation=&gt;</b>	<b>0.07751525</b>		
				<b>Std. Dev. =&gt;</b>	<b>1.78</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.849</b>		<b>Ave. Variance=&gt;</b>	<b>6.4439</b>	<b>Coefficient of Var=&gt;</b>	<b>7.59337228</b>



Parcel Number	Street Address	Sale Date	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
36 009 03 0013 000	13880 WATERSWAY DR.	06/23/22	\$142,000	\$61,200	43.10	\$162,712	\$28,806	\$113,194	\$199,860	0.566	1,109	\$102.07	009.3	4.8032	RANCH
36 009 03 0058 000	14113 WATERSWAY DR.	08/09/21	\$128,000	\$47,500	37.11	\$138,919	\$28,294	\$99,706	\$165,112	0.604	1,092	\$91.31	009.3	1.0530	TWO-STORY
36 009 03 0070 000	13993 WATERSWAY DR.	08/10/21	\$139,000	\$47,500	34.17	\$138,515	\$28,819	\$110,181	\$163,725	0.673	1,092	\$100.90	009.3	5.8563	TWO-STORY
<b>Totals:</b>			<b>\$409,000</b>	<b>\$156,200</b>		<b>\$440,146</b>		<b>\$323,081</b>	<b>\$528,697</b>			<b>\$98.09</b>		<b>0.3310</b>	
			<b>Sale. Ratio =&gt;</b>		<b>38.19</b>			<b>E.C.F. =&gt;</b>	<b>0.611</b>		<b>Std. Deviation=&gt;</b>	<b>0.05407208</b>			
			<b>Std. Dev. =&gt;</b>		<b>4.55</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.614</b>		<b>Ave. Variance=&gt;</b>	<b>3.9042</b>	<b>Coefficient of Var=&gt;</b>	<b>6.354465051</b>	

GARAGE UNITS

Parcel Number	Street Address	Sale Date	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
36 009 03 0008 000	13816 WATERSWAY DR.	10/08/21	\$130,000	\$45,200	34.77	\$114,871	\$28,519	\$101,481	\$98,239	1.033	1,068	\$95.02	009.3	4.6178	GARAGE UNIT
36 009 03 0008 000	13816 WATERSWAY DR.	07/14/22	\$137,000	\$47,000	34.31	\$114,871	\$28,519	\$108,481	\$98,239	1.104	1,068	\$101.57	009.3	2.5077	GARAGE UNIT
36 009 03 0012 000	13856 WATERSWAY DR.	01/07/22	\$120,000	\$45,200	37.67	\$114,871	\$28,519	\$91,481	\$98,239	0.931	1,068	\$85.66	009.3	14.7971	GARAGE UNIT
36 009 03 0016 000	13886 WATERSWAY DR.	09/09/22	\$143,000	\$46,600	32.59	\$113,684	\$28,519	\$114,481	\$96,889	1.182	1,013	\$113.01	009.3	10.2394	GARAGE UNIT #1
36 009 03 0040 000	14106 WATERSWAY DR.	11/10/22	\$145,000	\$48,000	33.10	\$117,752	\$28,000	\$117,000	\$102,107	1.146	1,068	\$109.55	009.3	6.6677	GARAGE UNIT #1
<b>Totals:</b>			<b>\$675,000</b>	<b>\$232,000</b>		<b>\$576,049</b>		<b>\$532,924</b>	<b>\$493,712</b>			<b>\$100.96</b>		<b>0.0242</b>	
			<b>Sale. Ratio =&gt;</b>		<b>34.37</b>			<b>E.C.F. =&gt;</b>	<b>1.079</b>		<b>Std. Deviation=&gt;</b>	<b>0.0994825</b>			
			<b>Std. Dev. =&gt;</b>		<b>1.98</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.079</b>		<b>Ave. Variance=&gt;</b>	<b>7.7659</b>	<b>Coefficient of Var=&gt;</b>	<b>7.196154496</b>	

Parcel Number	Street Address	Sale Date	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
36 012 02 0005 000	29305 W JEFFERSON, UNIT #5	10/13/22	\$120,000	\$49,200	41.00	\$122,989	\$26,400	\$93,600	\$162,608	0.576	1,192	\$78.52	012.1	4.8617	TWO-STORY
36 012 02 0009 000	29307 W JEFFERSON, UNIT #9	07/19/22	\$127,000	\$47,500	37.40	\$118,676	\$26,400	\$100,600	\$155,347	0.648	1,122	\$89.66	012.1	2.3348	TWO-STORY
36 012 02 0011 000	29307 W JEFFERSON, UNIT #11	05/03/22	\$132,000	\$49,200	37.27	\$122,976	\$26,400	\$105,600	\$162,586	0.650	1,192	\$88.59	012.1	2.5268	TWO-STORY
<b>Totals:</b>			<b>\$379,000</b>	<b>\$145,900</b>		<b>\$364,641</b>		<b>\$299,800</b>	<b>\$480,540</b>			<b>\$85.59</b>		<b>0.0354</b>	
					<b>Sale. Ratio =&gt;</b>	<b>38.50</b>				<b>E.C.F. =&gt;</b>	<b>0.624</b>	<b>Std. Deviation=&gt;</b>	<b>0.04211412</b>		
					<b>Std. Dev. =&gt;</b>	<b>2.12</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.624</b>	<b>Ave. Variance=&gt;</b>	<b>3.2411</b>	<b>Coefficient of Var=&gt;</b>	<b>5.192122975</b>

Parcel Number	Street Address	Sale Date	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	
36 012 03 0007 000	29565 W JEFFERSON, UNIT 7	08/03/21	\$67,000	\$23,800	35.52	\$55,867	\$13,600	\$53,400	\$51,734	1.032	787	\$67.85	12.03	14.8641	RANCH	
36 012 03 0007 000	29565 W JEFFERSON, UNIT 7	12/16/22	\$60,000	\$24,800	41.33	\$55,867	\$13,600	\$46,400	\$51,734	0.897	787	\$58.96	12.03	1.3334	RANCH	
36 012 03 0008 000	29565 W JEFFERSON, UNIT 8	12/07/22	\$70,000	\$23,000	32.86	\$51,818	\$13,600	\$56,400	\$46,778	1.206	708	\$79.66	12.03	32.2129	RANCH	
36 012 03 0009 000	29589 W JEFFERSON, UNIT 9	06/24/21	\$52,000	\$28,900	55.58	\$67,737	\$13,600	\$38,400	\$66,263	0.580	608	\$63.16	12.03	30.4047	RANCH	
36 012 03 0010 000	29589 W JEFFERSON, UNIT 10	10/15/21	\$71,000	\$34,200	48.17	\$80,261	\$13,600	\$57,400	\$81,592	0.703	783	\$73.31	12.03	18.0058	RANCH	
<b>Totals:</b>			<b>\$320,000</b>	<b>\$134,700</b>		<b>\$311,550</b>		<b>\$252,000</b>	<b>\$298,103</b>			<b>\$68.59</b>		<b>3.8208</b>		
					<b>Sale. Ratio =&gt;</b>	<b>42.09</b>				<b>E.C.F. =&gt;</b>	<b>0.845</b>	<b>Std. Deviation=&gt;</b>		<b>0.25045166</b>		
					<b>Std. Dev. =&gt;</b>	<b>9.30</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.884</b>	<b>Ave. Variance=&gt;</b>		<b>19.3642</b>	<b>Coefficient of Var=&gt;</b>	<b>21.91622263</b>

Parcel Number	Street Address	Sale Date	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	
36 012 01 0002 000	30744 S GIBALTAR	10/04/21	\$215,000	\$109,000	50.70	\$237,869	\$37,923	\$177,077	\$189,164	0.936	1,600	\$110.67	12KBW	11.0308	RANCH	
36 012 01 0003 000	30732 S GIBALTAR	05/06/22	\$262,000	\$102,900	39.27	\$206,532	\$35,082	\$226,918	\$162,204	1.399	1,390	\$163.25	12KBW	35.2551	TWO-STORY	
36 012 01 0005 000	30144 WINDSOR	01/21/22	\$240,000	\$108,400	45.17	\$253,222	\$38,185	\$201,815	\$203,441	0.992	2,108	\$95.74	12KBW	5.4405	BI-LEVEL	
36 012 01 0015 000	14810 WILLIAMS COURT	04/05/22	\$260,000	\$141,700	54.50	\$284,393	\$39,373	\$220,627	\$231,807	0.952	2,236	\$98.67	12KBW	9.4643	TWO-STORY	
36 012 01 0065 000	30087 WINDSOR	07/13/21	\$265,000	\$124,800	47.09	\$287,930	\$54,391	\$210,609	\$220,945	0.953	2,552	\$82.53	12KBW	9.3194	COLONIAL	
<b>Totals:</b>			<b>\$1,242,000</b>	<b>\$586,800</b>		<b>\$1,269,946</b>		<b>\$1,037,046</b>	<b>\$1,007,561</b>			<b>\$110.17</b>		<b>1.7149</b>		
					<b>Sale. Ratio =&gt;</b>	<b>47.25</b>				<b>E.C.F. =&gt;</b>	<b>1.029</b>	<b>Std. Deviation=&gt;</b>		<b>0.1981554</b>		
					<b>Std. Dev. =&gt;</b>	<b>5.75</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.046</b>	<b>Ave. Variance=&gt;</b>		<b>14.1020</b>	<b>Coefficient of Var=&gt;</b>	<b>13.47653618</b>

Parcel Number	Street Address	Sale Date	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
36 017 02 0020 000	30348 WINDSOR-UNIT 20	08/09/22	\$160,000	\$65,200	40.75	\$145,693	\$33,594	\$126,406	\$76,833	1.645	1,144	\$110.49	17KBC	12.0928	GARAGE UNIT
36 017 02 0002 000	30304 WINDSOR-UNIT 2	01/31/22	\$155,000	\$68,200	44.00	\$182,894	\$34,180	\$120,820	\$101,929	1.185	1,012	\$119.39	17KBC	#REF!	TWO-STORY
36 017 02 0014 000	30334 WINDSOR-UNIT 14	07/01/22	\$170,000	\$81,300	47.82	\$182,985	\$33,996	\$136,004	\$102,117	1.332	1,012	\$134.39	17KBC	#REF!	TWO-STORY
36 017 02 0047 000	30426 WINDSOR-UNIT 47	04/30/21	\$200,000	\$68,200	34.10	\$183,031	\$34,209	\$165,791	\$102,003	1.625	1,012	\$163.83	17KBC	10.1076	TWO-STORY
36 017 02 0044 000	30418 WINDSOR-UNIT 44	09/10/21	\$176,000	\$55,800	31.70	\$146,903	\$33,594	\$142,406	\$77,662	1.834	1,144	\$124.48	17KBC	30.9380	GARAGE UNIT
<b>Totals:</b>			<b>\$861,000</b>	<b>\$338,700</b>		<b>\$841,506</b>		<b>\$691,427</b>	<b>\$460,544</b>			<b>\$130.52</b>		<b>2.2954</b>	
					<b>Sale. Ratio =&gt;</b>	<b>39.34</b>				<b>E.C.F. =&gt;</b>	<b>1.501</b>	<b>Std. Deviation=&gt;</b>	<b>0.26099408</b>		
					<b>Std. Dev. =&gt;</b>	<b>6.72</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.524</b>	<b>Ave. Variance=&gt;</b>	<b>#REF! Coefficient of Var=&gt; #REF!</b>		

Parcel Number	Street Address	Sale Date	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
36 017 99 0002 001	29953 W JEFFERSON	04/30/21	\$157,000	\$63,500	40.45	\$162,772	\$15,625	\$141,375	\$107,485	1.315	1,434	\$98.59	GMB01	0.0000	BUNGALOW
<b>Totals:</b>			<b>\$157,000</b>	<b>\$63,500</b>		<b>\$162,772</b>		<b>\$141,375</b>	<b>\$107,485</b>			<b>\$98.59</b>		<b>0.0000</b>	
					<b>Sale. Ratio =&gt;</b>	<b>40.45</b>				<b>E.C.F. =&gt;</b>	<b>1.315</b>	<b>Std. Deviation=&gt;</b>	<b>#DIV/0!</b>		
					<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.315</b>	<b>Ave. Variance=&gt;</b>	<b>0.0000</b>	<b>Coefficient of Var=&gt;</b>	<b>0</b>

NEW HOMES

Parcel Number	Street Address	Sale Date	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
36 012 99 0008 706	13960 M GIBRALTAR	07/28/23	\$326,000	\$144,300	44.26	\$394,493	\$31,519	\$294,481	\$276,026	1.067	1,801	\$163.51	GMB01	1.4580	TWO-STORY
36 012 99 0012 000	14466 M GIBRALTAR	03/24/23	\$250,050	\$114,700	45.87	\$360,908	\$38,985	\$211,065	\$244,808	0.862	2,384	\$88.53	GMB01	21.9277	RANCH
<b>Totals:</b>			<b>\$733,050</b>	<b>\$322,500</b>		<b>\$912,369</b>		<b>\$646,921</b>	<b>\$628,319</b>			<b>\$116.88</b>		<b>5.1835</b>	
					<b>Sale. Ratio =&gt;</b>	<b>43.99</b>				<b>E.C.F. =&gt;</b>	<b>1.030</b>	<b>Std. Deviation=&gt;</b>	<b>0.22691835</b>		
					<b>Std. Dev. =&gt;</b>	<b>2.79</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.081</b>	<b>Ave. Variance=&gt;</b>	<b>15.5905</b>	<b>Coefficient of Var=&gt;</b>	<b>14.41638546</b>