

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
07-410-006-00	2330 FOREST TRAIL CIR	5/18/2021	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$296,400	58.118	\$592,847	\$84,610	\$425,390	\$393,068	1.082	1928		\$221 PCF	12.356	MULTI-STORY	\$80,000	No	PIER COVE FOREST	401	73
07-410-019-00	2348 FOREST TRAIL CIR	4/22/2022	\$598,000	WD	03-ARM'S LENGTH	\$598,000	\$292,800	48.963	\$585,685	\$147,579	\$450,421	\$338,829	1.329	1478		\$305 PCF	12.356	RANCH	\$140,000	No	PIER COVE FOREST	401	74
Totals:			\$1,108,000			\$1,108,000	\$589,200		\$1,178,532		\$875,811	\$731,897				\$263							
							Sale. Ratio =>	53.177				E.C.F. =>	1.197		Std. Deviation=>	0.175							
							Std. Dev. =>	6.473				Ave. E.C.F. =>	1.206		Ave. Variance=>	12.356	Coefficient of Var=>	10.247					

**ECF APPLIED = 1.197**