

2022 LAKE RIVER ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002 013 019 00	10/16/20	\$435,000	WD	\$435,000	\$176,900	40.67	\$415,682	\$214,055	\$220,945	\$220,598	1.002
002 014 005 00	09/04/20	\$114,850	WD	\$114,850	\$51,100	44.49	\$101,383	\$49,642	\$65,208	\$56,609	1.152
002 022 011 10	06/24/20	\$150,000	WD	\$150,000	\$88,100	58.73	\$174,976	\$66,609	\$83,391	\$118,563	0.703
002 023 004 00	12/22/20	\$110,000	WD	\$110,000	\$57,200	52.00	\$115,246	\$69,234	\$40,766	\$48,638	0.838
002 023 014 10	05/29/19	\$166,000	WD	\$166,000	\$85,700	51.63	\$170,474	\$82,315	\$83,685	\$111,735	0.749
002 024 008 03	09/28/20	\$285,000	WD	\$285,000	\$104,000	36.49	\$206,312	\$67,617	\$217,383	\$151,745	1.433
002 024 010 00	10/30/19	\$235,000	WD	\$235,000	\$91,600	38.98	\$181,506	\$53,690	\$181,310	\$161,997	1.119
002 040 004 00	10/02/20	\$125,750	WD	\$125,750	\$62,100	49.38	\$123,449	\$81,399	\$44,351	\$46,007	0.964
002 040 005 00	07/30/20	\$233,000	WD	\$233,000	\$117,600	50.47	\$233,313	\$89,195	\$143,805	\$157,678	0.912
002 040 027 00	08/26/20	\$275,000	WD	\$275,000	\$159,200	57.89	\$311,608	\$128,963	\$146,037	\$199,830	0.731
002 040 027 01	05/08/20	\$265,000	WD	\$265,000	\$109,000	41.13	\$216,332	\$97,692	\$167,308	\$129,803	1.289
002 040 033 01	03/17/21	\$180,000	WD	\$180,000	\$83,900	46.61	\$167,648	\$100,010	\$79,990	\$73,122	1.094
002 070 015 00	09/26/19	\$320,000	WD	\$320,000	\$131,000	40.94	\$260,194	\$129,151	\$190,849	\$166,087	1.149
002 075 009 00	09/26/19	\$320,000	WD	\$320,000	\$131,000	40.94	\$260,194	\$129,151	\$190,849	\$166,087	1.149
002 080 014 01	05/19/20	\$175,000	WD	\$175,000	\$92,200	52.69	\$180,392	\$43,000	\$132,000	\$150,319	0.878
002 080 015 00	02/05/21	\$160,000	WD	\$160,000	\$80,100	50.06	\$160,129	\$21,500	\$138,500	\$149,869	0.924
002 090 024 00	09/23/20	\$245,000	WD	\$245,000	\$98,400	40.16	\$195,496	\$107,457	\$137,543	\$96,323	1.428
002 180 047 00	07/20/20	\$175,000	WD	\$175,000	\$64,100	36.63	\$127,123	\$49,497	\$125,503	\$84,930	1.478
002 180 060 00	09/28/20	\$199,000	WD	\$199,000	\$115,400	57.99	\$229,133	\$100,334	\$98,666	\$140,918	0.700
002 180 091 00	04/17/19	\$158,000	WD	\$158,000	\$56,400	35.70	\$112,715	\$50,093	\$107,907	\$79,369	1.360
002 180 108 00	08/06/20	\$110,000	WD	\$110,000	\$67,800	61.64	\$134,436	\$45,629	\$64,371	\$97,163	0.663
002 180 163 00	09/17/20	\$150,000	WD	\$150,000	\$71,300	47.53	\$141,271	\$100,632	\$49,368	\$73,889	0.668
002 180 194 00	04/30/19	\$117,540	WD	\$117,540	\$44,300	37.69	\$88,008	\$49,547	\$67,993	\$48,747	1.395
002 180 265 01	09/03/20	\$220,000	WD	\$220,000	\$0	0.00	\$232,913	\$84,968	\$135,032	\$161,865	0.834
002 210 006 00	10/16/19	\$159,000	WD	\$159,000	\$63,700	40.06	\$126,382	\$69,677	\$89,323	\$71,869	1.243
002 210 027 01	10/28/19	\$317,500	WD	\$317,500	\$166,600	52.47	\$329,913	\$54,171	\$263,329	\$349,483	0.753
002 220 005 00	09/06/19	\$84,000	WD	\$84,000	\$65,200	77.62	\$129,464	\$69,544	\$14,456	\$75,944	0.190
002 220 005 00	11/13/20	\$116,500	WD	\$116,500	\$70,100	60.17	\$117,561	\$69,550	\$46,950	\$50,752	0.925
002 250 001 00	07/31/20	\$165,000	WD	\$165,000	\$92,900	56.30	\$184,517	\$97,087	\$67,913	\$95,656	0.710
002 250 011 10	02/28/20	\$240,000	WD	\$240,000	\$114,300	47.63	\$254,537	\$72,606	\$167,394	\$199,049	0.841
002 250 017 00	01/06/21	\$385,500	WD	\$385,500	\$142,000	36.84	\$288,624	\$84,853	\$300,647	\$215,403	1.396
002 250 018 00	03/25/20	\$120,000	WD	\$120,000	\$42,600	35.50	\$114,152	\$71,558	\$48,442	\$46,602	1.039
041 040 002 00	12/11/20	\$119,900	WD	\$119,900	\$54,200	45.20	\$110,386	\$24,977	\$94,923	\$90,284	1.051
041 090 004 00	09/29/20	\$385,000	WD	\$385,000	\$201,400	52.31	\$406,649	\$200,008	\$184,992	\$218,437	0.847
041 190 026 00	12/05/19	\$160,000	WD	\$160,000	\$73,400	45.88	\$149,942	\$44,943	\$115,057	\$133,079	0.865
041 210 017 00	10/08/19	\$170,000	WD	\$170,000	\$79,000	46.47	\$156,721	\$56,675	\$113,325	\$126,801	0.894
Totals:		\$7,346,540		\$7,346,540	\$3,303,800		\$6,908,781		\$4,419,511	\$4,565,254	
					Sale. Ratio =>		44.97			E.C.F. =>	0.965
					Std. Dev. =>		12.11			Ave. E.C.F. =>	0.982