

2023 ECF TABLE 310 RAVINES

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.	
20-310-004-00	6119 KING'S WAY	09/09/21	\$512,000	WD	03-ARM'S LENGTH	\$512,000	\$197,000	38.48	\$472,108	\$111,385	\$400,615	\$415,224	0.965	2,874	\$139.39	310	3.8311	2 STORY	RES 1 FAMILY	\$73,300	No	/ /		GCA-GOLF COURSE AREA	401	89	
20-310-008-00	6120 KING'S WAY	10/05/20	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$180,000	38.97	\$437,080	\$88,031	\$396,969	\$401,787	0.988	2,506	\$158.41	310	6.1505	8-LEVEL	RES 1 FAMILY	\$73,300	No	/ /		GCA-GOLF COURSE AREA	401	92	
20-310-025-00	3468 PALMER DR	01/06/22	\$833,000	WD	03-ARM'S LENGTH	\$833,000	\$339,400	40.74	\$768,922	\$81,152	\$751,848	\$791,685	0.950	2,700	\$278.46	310	2.3177	1 STORY	RES 1 FAMILY	\$65,200	No	/ /		GCA-GOLF COURSE AREA	401	91	
20-310-036-00	3473 PALMER DR	09/22/21	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$301,400	44.32	\$686,177	\$82,372	\$597,628	\$695,034	0.860	2,350	\$254.31	310	6.6649	1 STORY	RES 1 FAMILY	\$65,200	No	/ /		GCA-GOLF COURSE AREA	401	92	
20-310-040-00	3489 PALMER DRIVE	10/16/20	\$541,000	WD	03-ARM'S LENGTH	\$541,000	\$243,100	44.94	\$548,720	\$84,755	\$456,245	\$534,065	0.854	2,638	\$172.95	310	7.2217	2 STORY	RES 1 FAMILY	\$65,200	No	/ /		GCA-GOLF COURSE AREA	401	88	
20-310-058-00	3379 PALMER DRIVE LINT 56	09/09/20	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$229,400	41.71	\$512,639	\$70,521	\$479,479	\$508,798	0.942	3,075	\$155.93	310	1.5873	2 STORY	RES 1 FAMILY	\$65,200	No	/ /		GCA-GOLF COURSE AREA	401	95	
<b>Totals:</b>						<b>\$3,601,000</b>	<b>\$1,499,300</b>		<b>\$3,425,542</b>		<b>\$3,082,784</b>	<b>\$3,346,592</b>			<b>\$193.24</b>												
						<b>Sale. Ratio =&gt;</b>	<b>41.64</b>			<b>E.C.F. =&gt;</b>	<b>0.921</b>			<b>Std. Deviation=&gt;</b>	<b>0.05603073</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.927</b>			<b>Ave. Variance=&gt;</b>	<b>4.6289</b>			<b>Coefficient of Var=&gt;</b>	<b>4.996066718</b>
						<b>Std. Dev. =&gt;</b>	<b>2.68</b>																				

USED 0.921

NOT USED

20-310-057-00	6118 MASTERS LN	08/16/21	\$699,000	WD	03-ARM'S LENGTH	\$699,000	\$207,600	29.70	\$492,284	\$77,509	\$621,491	\$477,443	1.302	1,966	\$316.12	310	37.5203	1 STORY	RES VAC	\$73,300	No	/ /		GCA-GOLF COURSE AREA	401	97
20-310-077-00	3330 PALMER DRIVE	07/30/21	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$361,400	49.51	\$806,277	\$124,805	\$665,195	\$784,435	0.772	2,124	\$284.93	310	77.1504	1 STORY	RES 1 FAMILY	\$73,300	No	/ /		GCA-GOLF COURSE AREA	401	94
20-310-066-00	3341 PALMER DRIVE	07/01/21	\$636,300	WD	03-ARM'S LENGTH	\$636,300	\$76,700	12.05	\$486,915	\$65,200	\$571,100	\$485,432	1.176	2,596	\$219.99	310	117.6479	1 STORY	RES VAC	\$65,200	No	/ /		GCA-GOLF COURSE AREA	402	97
20-310-033-00	3461 PALMER DRIVE	12/11/20	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$385,900	51.45	\$902,607	\$80,667	\$669,333	\$946,127	0.707	3,898	\$171.71	310	21.9059	1.5 STORY	RES 1 FAMILY	\$65,200	No	/ /		GCA-GOLF COURSE AREA	401	91