

PINE TREE BAY-WASHINGTON SQ-HARBOR IN THE PINES-VILLE DU LOC-HARBOR SIDE VILLA-REWOOD-BAUER RIDGE-GREENSTEAD-MARGO MANOR - FRANKLIN PLACE-JEFFERSON PK CODO ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
06-09-12-302-014	53442 BRYCE CT	04/03/23	\$325,000	WD	\$325,000	\$135,900	41.82	\$299,782	\$52,882	\$272,118	\$314,923	0.864	
06-09-13-203-005	52134 CHARLESTON LN	01/10/25	\$220,000	WD	\$220,000	\$105,900	48.14	\$217,150	\$30,000	\$190,000	\$200,805	0.946	
06-09-13-203-010	52144 CHARLESTON LN	04/03/23	\$217,500	WD	\$217,500	\$86,800	39.91	\$185,768	\$21,600	\$195,900	\$192,685	1.017	
06-09-13-203-016	52124 CHARLESTON LN	04/11/23	\$190,000	WD	\$190,000	\$83,200	43.79	\$178,175	\$21,600	\$168,400	\$183,773	0.916	
06-09-13-203-021	52102 THOMAS LN	08/16/23	\$215,000	WD	\$215,000	\$83,200	38.70	\$193,180	\$21,600	\$193,400	\$201,385	0.960	
06-09-13-282-003	51409 ASHLEY	01/17/24	\$155,000	WD	\$155,000	\$64,700	41.74	\$141,109	\$19,000	\$136,000	\$142,818	0.952	
06-09-13-282-016	51461 ASHLEY	04/21/23	\$154,911	WD	\$154,911	\$68,100	43.96	\$142,574	\$19,000	\$135,911	\$145,040	0.937	
06-09-24-125-007	35135 WOODBURY DR	03/15/24	\$203,000	WD	\$203,000	\$78,200	38.52	\$176,852	\$16,203	\$186,797	\$180,505	1.035	
06-09-24-125-021	50517 ABBEY DR	05/26/23	\$150,000	WD	\$150,000	\$77,800	51.87	\$187,269	\$16,203	\$133,797	\$171,409	0.781	
06-09-24-125-032	50491 ABBEY DR	09/18/24	\$210,000	WD	\$210,000	\$84,700	40.33	\$183,396	\$20,497	\$189,503	\$174,784	1.084	
06-09-24-125-038	35032 WINDSOR DR	05/31/24	\$196,000	WD	\$196,000	\$85,700	43.72	\$168,397	\$16,225	\$179,775	\$170,980	1.051	
06-09-24-125-053	35023 WINDSOR DR	09/07/23	\$172,500	WD	\$172,500	\$77,700	45.04	\$190,351	\$20,507	\$151,993	\$182,236	0.834	
06-09-24-125-073	50578 WOODBURY DR	06/06/23	\$197,000	WD	\$197,000	\$82,900	42.08	\$221,364	\$16,248	\$180,752	\$205,527	0.879	
06-09-24-125-082	50654 WOODBURY DR	02/15/24	\$189,000	WD	\$189,000	\$73,400	38.84	\$166,832	\$16,248	\$172,752	\$169,196	1.021	
06-09-24-125-130	35283 BRITTANY DR	08/23/23	\$185,000	WD	\$185,000	\$74,200	40.11	\$179,839	\$16,257	\$168,743	\$163,910	1.029	
06-09-24-131-038	50692 HARBOURVIEW	02/21/24	\$295,000	WD	\$295,000	\$130,900	44.37	\$307,236	\$75,680	\$219,320	\$257,284	0.852	
06-15-18-109-007	50891 MARSHA LN	12/10/24	\$183,000	WD	\$183,000	\$88,500	48.36	\$173,590	\$11,500	\$171,500	\$180,100	0.952	
Totals:			\$3,457,911		\$3,457,911	\$1,481,800		\$3,312,864		\$3,046,661	\$3,237,360		
							Sale. Ratio =>	42.85				E.C.F. =>	0.941
							Std. Dev. =>	3.76				Ave. E.C.F. =>	0.948

ASPEN GLEN ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
06-09-24-125-007	35135 WOODBURY DR	03/15/24	\$203,000	WD	\$203,000	\$78,200	38.52	\$176,852	\$16,203	\$186,797	\$180,505	1.035	
06-09-24-125-021	50517 ABBEY DR	05/26/23	\$150,000	WD	\$150,000	\$77,800	51.87	\$187,269	\$16,203	\$133,797	\$171,409	0.781	
06-09-24-125-053	35023 WINDSOR DR	09/07/23	\$172,500	WD	\$172,500	\$77,700	45.04	\$190,351	\$20,507	\$151,993	\$182,236	0.834	
06-09-24-125-073	50578 WOODBURY DR	06/06/23	\$197,000	WD	\$197,000	\$82,900	42.08	\$221,364	\$16,248	\$180,752	\$205,527	0.879	
06-09-24-125-082	50654 WOODBURY DR	02/15/24	\$189,000	WD	\$189,000	\$73,400	38.84	\$166,832	\$16,248	\$172,752	\$169,196	1.021	
06-09-24-125-130	35283 BRITTANY DR	08/23/23	\$185,000	WD	\$185,000	\$74,200	40.11	\$179,839	\$16,257	\$168,743	\$163,910	1.029	
Totals:			\$1,096,500		\$1,096,500	\$464,200		\$1,122,507		\$994,834	\$1,072,782		
							Sale. Ratio =>	42.33				E.C.F. =>	0.927
							Std. Dev. =>	5.08				Ave. E.C.F. =>	0.930

HARBOR SIDE VILLA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
06-09-24-237-004	50743 TAYLOR	03/11/25	\$430,000	WD	\$430,000	\$194,000	45.12	\$415,216	\$84,673	\$345,327	\$295,128	1.170	
06-09-24-237-008	50695 TAYLOR	07/02/24	\$430,000	WD	\$430,000	\$194,000	45.12	\$382,953	\$84,688	\$345,312	\$298,265	1.158	
Totals:			\$860,000		\$860,000	\$388,000		\$798,169		\$690,639	\$593,393		
							Sale. Ratio =>	45.12				E.C.F. =>	1.164
							Std. Dev. =>	0.00				Ave. E.C.F. =>	1.164

SURF SIDE CONDOS (LAKE FRONT)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
06-09-24-240-003	36078 SURF SIDE	06/21/24	\$1,762,200	WD	\$1,762,200	\$411,400	23.35	\$1,379,656	\$501,157	\$1,261,043	\$878,499	1.435
06-09-24-240-004	36104 SURF SIDE	06/02/23	\$1,437,696	WD	\$1,437,696	\$267,200	18.59	\$1,346,901	\$670,805	\$766,891	\$676,096	1.134
06-09-24-240-005	36130 SURF SIDE	06/15/23	\$1,556,000	WD	\$1,556,000	\$238,500	15.33	\$1,234,400	\$501,516	\$1,054,484	\$732,884	1.439
Totals:			\$4,755,896		\$4,755,896	\$917,100		\$3,960,957		\$3,082,418	\$2,287,479	
							Sale. Ratio =>	19.28			E.C.F. =>	1.348
							Std. Dev. =>	4.03			Ave. E.C.F. =>	1.336

OUTLIERS

06-09-12-302-006	53360 WASHINGTON	12/23/24	\$365,000	WD	\$365,000	\$135,900	37.23	\$297,178	\$45,323	\$319,677	\$299,827	1.066
06-09-12-302-028	53360 ANDREW CIRCLE	06/24/24	\$402,000	WD	\$402,000	\$156,700	38.98	\$308,152	\$45,000	\$357,000	\$324,478	1.100
06-09-24-126-031	50656 JEFFERSON	03/18/24	\$190,000	WD	\$190,000	\$70,000	36.84	\$155,129	\$22,500	\$167,500	\$147,366	1.137
06-09-24-126-035	50656 JEFFERSON	09/13/24	\$175,000	WD	\$175,000	\$69,600	39.77	\$140,682	\$24,750	\$150,250	\$128,813	1.166
06-09-24-126-053	50676 JEFFERSON	12/19/24	\$167,499	WD	\$167,499	\$75,800	45.25	\$151,385	\$24,750	\$142,749	\$140,706	1.015
06-09-24-131-001	50681 HARBOURVIEW	01/24/24	\$374,000	WD	\$374,000	\$134,200	35.88	\$322,887	\$65,989	\$308,011	\$285,442	1.079
06-09-24-131-003	50685 HARBOURVIEW	02/21/25	\$400,000	WD	\$400,000	\$148,600	37.15	\$297,248	\$75,580	\$324,420	\$237,841	1.364
06-09-24-131-005	50689 HARBOURVIEW	02/21/25	\$338,000	WD	\$338,000	\$129,100	38.20	\$260,952	\$63,580	\$274,420	\$211,773	1.296
06-09-24-153-009	50416 KAYLA DR	11/29/23	\$255,000	WD	\$255,000	\$94,500	37.06	\$198,225	\$20,920	\$234,080	\$208,104	1.125
06-09-24-153-010	50424 KAYLA DR	08/23/24	\$275,000	WD	\$275,000	\$106,300	38.65	\$208,760	\$20,000	\$255,000	\$220,772	1.155
06-09-24-153-018	50498 KAYLA DR	10/27/23	\$240,000	WD	\$240,000	\$88,800	37.00	\$186,232	\$20,000	\$220,000	\$195,108	1.128