

Pleasant Meadows #7447 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
17-7447-0009-00-9	4795 PLEASANT MEADOW CRL	01/31/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000
17-7447-0010-00-7	4783 PLEASANT MEADOW CRL	11/04/22	\$352,500	WD	03-ARM'S LENGTH	\$352,500
17-7447-0011-00-3	4779 PLEASANT MEADOW CRL	12/12/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000
17-7447-0013-00-6	4747 PLEASANT MEADOW CRL	05/13/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000
Totals:			\$1,582,500			\$1,582,500

Final Conclusion 1.117

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$372,843	\$116,688	\$278,312	\$221,971	1.254	1,421	\$195.86
\$404,915	\$83,603	\$268,897	\$278,433	0.966	1,873	\$143.56
\$421,883	\$73,803	\$361,197	\$301,629	1.197	1,722	\$209.75
\$422,847	\$92,253	\$307,747	\$286,477	1.074	1,584	\$194.28
\$1,622,488		\$1,216,153	\$1,088,510			\$185.87
			E.C.F. =>	1.117		Std. Deviation=>
			Ave. E.C.F. =>	1.123		Ave. Variance=>