

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	Land Value	
003-004-101-62	4330 PANTEK DR	07/23/21	\$15,000	OTH	03-ARM'S LENGTH	\$15,000	\$9,000	60.00	\$24,622	\$0	\$15,000	\$18,198	0.824	576	\$26.04	LKPLS	17.7888	SINGLE FAMILY	\$0	
003-450-006-00	4170 LAKE VIEW	09/04/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$47,200	39.33	\$141,078	\$33,440	\$86,560	\$79,555	1.088	528	\$163.94	LKPLS	8.5901	SINGLE FAMILY	\$33,440	
003-450-030-00	926 MARTIN DR	12/17/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,200	48.87	\$157,741	\$30,800	\$84,200	\$93,822	0.897	900	\$93.56	LKPLS	10.4705	SINGLE FAMILY	\$30,800	
003-450-037-00	970 MARTIN DR	09/21/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,200	42.91	\$133,744	\$30,800	\$79,200	\$76,086	1.041	767	\$103.26	LKPLS	3.8780	SINGLE FAMILY	\$30,800	
003-450-038-00	972 MARTIN DR	04/26/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$53,900	37.17	\$159,172	\$61,600	\$83,400	\$72,115	1.156	906	\$92.05	LKPLS	15.4331	SINGLE FAMILY	\$61,600	
003-450-083-00	973 CASTER DR	07/08/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$75,600	58.15	\$151,145	\$34,300	\$95,700	\$100,469	0.953	958	\$99.90	LKPLS	4.9615	SINGLE FAMILY	\$34,300	
003-450-085-00	975 CASTER DR	08/19/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,300	37.84	\$137,257	\$42,240	\$82,760	\$70,227	1.178	694	\$119.25	LKPLS	17.6315	SINGLE FAMILY	\$42,240	
003-475-098-00	970 CENTER DR	04/06/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$48,600	41.19	\$145,266	\$61,600	\$56,400	\$61,837	0.912	721	\$78.22	LKPLS	9.0081	SINGLE FAMILY	\$61,600	
003-500-006-00	749 SUNSET DR	07/28/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$90,500	50.28	\$260,765	\$44,880	\$135,120	\$159,560	0.847	840	\$160.86	LKPLS	15.5323	SINGLE FAMILY	\$44,880	
003-500-013-00	705 SUNSET DR	10/13/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,500	37.67	\$170,831	\$47,520	\$102,480	\$91,139	1.124	1,260	\$81.33	LKPLS	12.2286	SINGLE FAMILY	\$47,520	
Totals:			\$1,208,000			\$1,208,000	\$532,000		\$1,481,621		\$820,820	\$823,008			\$101.84		0.4810			
								Sale. Ratio =>	44.04					E.C.F. =>	0.997	Std. Deviation=>		0.13167744		
								Std. Dev. =>	8.54					Ave. E.C.F. =>	1.002	Ave. Variance=>		11.5523	Coefficient of Var=>	11.52745763

2023 ECF Calcs Lake Pleasant
USE ECF 0.997