

Highland Bluff

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	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	Land Table	Property Class	Building Depr.		
02-36-103-200	3303 TIBET	02/07/25	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$219,150	51.56	\$468,426	\$100,603	\$324,397	\$408,692	0.794	3,154	\$102.85	HB	6.6230	CAPECOD	\$97,524	PARCHMENT SCHOOLS *	401	78		
02-36-130-130	5835 CANTON	05/13/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$160,800	45.94	\$341,524	\$50,409	\$299,591	\$323,461	0.926	2,544	\$117.76	HB	6.6230	CAPECOD	\$46,070	PARCHMENT SCHOOLS *	401	68		
Totals:			\$775,000			\$775,000	\$379,950		\$809,950		\$623,988	\$732,153			\$110.31		0.7710							
								Sale. Ratio =>	49.03					E.C.F. =>	0.852			Std. Deviation=>	0.093663385					
								Std. Dev. =>	3.98					Ave. E.C.F. =>	0.860			Ave. Variance=>	6.6230			Coefficient of Var=>	7.701397105	

Using 0.86 ECF