

Walker Woods
Site Condo

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.
02-19-353-002	7196 TURKEY GLEN TRAIL	04/24/24	\$579,900	WD	03-ARM'S LENGTH	\$579,900	\$273,850	47.22	\$557,862	\$72,051	\$507,849	\$485,811	1.05	2,807	\$180.92	WTRLS	3.5693	TWO STORY	\$64,244	WALKER WOODS SITE CONDOS	401	77
02-19-353-003	7172 TURKEY GLEN TRAIL	10/07/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$287,300	48.69	\$585,932	\$70,830	\$519,170	\$515,102	1.01	3,347	\$155.12	WTRLS	0.1773	TWO STORY	\$64,608	WALKER WOODS SITE CONDOS	401	76
02-19-353-005	7124 TURKEY GLEN TRAIL	08/09/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$215,200	51.86	\$434,689	\$72,911	\$342,089	\$361,778	0.95	2,641	\$129.53	WTRLS	6.4093	TWO STORY	\$65,081	WALKER WOODS SITE CONDOS	401	75
02-19-353-008	7040 TURKEY GLEN TRAIL	10/22/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$237,400	47.96	\$479,608	\$93,300	\$401,700	\$386,308	1.04	2,662	\$150.90	WTRLS	3.0173	CAPECOD	\$75,198	WALKER WOODS SITE CONDOS	401	74
Totals:			\$2,079,900			\$2,079,900	\$1,013,750		\$2,056,091		\$1,770,808	\$1,748,999			\$154.12		0.2799					
							Sale. Ratio =>	48.74					E.C.F. =>	1.01		Std. Deviation=>	0.045809437					
							Std. Dev. =>	2.04					Ave. E.C.F. =>	1.01		Ave. Variance=>	3.2933	Coefficient of Var=>	3.261771944			

USING 1.00 ECF