

2024 Timber River Ranch ECF

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	
14-300-017-00	10575 PINE DR	02/22/23	\$340,000	03-ARM'S LENGTH	\$340,000	\$85,900	25.26	\$307,991	\$283,066	\$223,559	1.266	
14-400-033-00	10400 RIVER VIEW DR	02/14/22	\$136,900	03-ARM'S LENGTH	\$136,900	\$55,500	40.54	\$150,884	\$84,435	\$87,639	0.963	
14-400-034-00	4925 WHITE PINE RD	05/19/21	\$200,000	03-ARM'S LENGTH	\$200,000	\$110,300	55.15	\$267,631	\$150,795	\$194,502	0.775	
Totals:			\$676,900		\$676,900	\$251,700		\$726,506	\$518,296	\$505,701		
							Sale. Ratio =>	37.18			E.C.F. =>	1.025
							Std. Dev. =>	14.94			Ave. E.C.F. =>	1.002
										Use	1.025	