

2024 Udell Hills 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.	
14-008-007-00	265 TERPAK RD	03/07/22	\$465,000	03-ARM'S LENGTH	\$465,000	\$144,600	31.10	\$475,879	\$380,119	\$366,790	1.036	
14-008-019-00	7043 PINE CREEK RD	09/28/22	\$174,000	03-ARM'S LENGTH	\$174,000	\$43,100	24.77	\$137,513	\$125,062	\$83,091	1.505	
14-008-029-00	818 SKOCELAS RD	03/02/23	\$94,000	03-ARM'S LENGTH	\$94,000	\$30,800	32.77	\$87,143	\$70,350	\$59,562	1.181	
14-008-032-10	7794 CABERFAE HWY	07/27/21	\$104,500	19-MULTI PARCEL AL	\$104,500	\$56,400	53.97	\$135,547	\$67,730	\$94,978	0.713	
14-009-001-00	8811 PINE CREEK RD	04/21/21	\$343,900	03-ARM'S LENGTH	\$343,900	\$114,700	33.35	\$294,980	\$168,639	\$108,441	1.555	
14-009-033-00	8493 KING RD	03/11/22	\$94,900	03-ARM'S LENGTH	\$94,900	\$31,900	33.61	\$99,783	\$50,579	\$50,237	1.007	
14-011-001-05	10775 PINE CREEK RD	05/19/21	\$250,000	03-ARM'S LENGTH	\$250,000	\$113,600	45.44	\$283,663	\$171,533	\$192,492	0.891	
14-011-015-00	10432 BIG BUCK DR	07/14/23	\$153,000	19-MULTI PARCEL AL	\$153,000	\$42,300	27.65	\$85,735	\$109,850	\$40,947	2.683	
Totals:			\$1,679,300		\$1,679,300	\$577,400		\$1,600,243	\$1,143,862	\$996,538		
							Sale. Ratio =>	34.38			E.C.F. =>	1.148
							Std. Dev. =>	9.65			Ave. E.C.F. =>	1.321
No Sales...Used Sec 8 Thru 11 along M 55...Similar area										Use	1.148	