

PIER COVE FOREST ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S:	Adj. Sale S	Cur. Asmnt	Asd/Adj. S:	Cur. Appra	Land + Yarr	Bldg. Resid	Cost Man.	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Me	Building St	Use Code	Land Value	Appr. by Ec	Appr. Date	Other Parc	Land Table	Property Cl	Building Depr.
07-410-006-00	2330 FOREST TRAIL C	5/18/2021	510000	WD	03-ARM'S I	510000	260600	51.09804	521150	84267	425733	364069.2	1.169374	1928	220.8159	PCF	13.39941	MULTI-STORY		80000	No	//		PIER COVE	401	74
07-410-019-00	2348 FOREST TRAIL C	4/22/2022	598000	WD	03-ARM'S I	598000	266500	44.56522	532938	147013	450987	313760.2	1.437362	1478	305.1333	PCF	13.39941	RANCH		140000	No	//		PIER COVE	401	75
Totals:			1108000			1108000	527100		1054088		876720	677829.3			262.9746		0.994514									
							Sale. Ratio	47.5722					E.C.F. =>	1.293423			Std. Deviat	0.189496								
							Std. Dev. =:	4.619403					Ave. E.C.F.	1.303368			Ave. Variar	13.39941	Coefficient	10.2806						