

2026 CL 6 Randalls Lakeside EFC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Dev. by Mean (%)	Land Value	
000-19-22-101-011-00	2903 RUSSELL CT	06/25/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,900	48.45	\$215,281	\$45,807	\$154,193	\$105,921	1.456	1,504	\$102.52	CL6	14.3692	\$44,250
000-19-22-103-008-00	2707 VIRGINIA CT	03/03/25	\$357,500	WD	03-ARM'S LENGTH	\$357,500	\$137,700	38.52	\$330,017	\$53,822	\$303,678	\$172,622	1.759	1,272	\$238.74	CL6	15.9785	\$44,250
000-19-22-104-006-00	2652 FRANKLIN CT	10/17/23	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$88,100	29.61	\$283,043	\$57,761	\$239,739	\$140,801	1.703	864	\$277.48	CL6	10.3252	\$44,250
000-19-22-126-002-01	10611 OCEAN BEACH RD	07/11/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$98,200	36.37	\$288,000	\$47,842	\$222,158	\$150,099	1.480	1,152	\$192.85	CL6	11.9345	\$44,250
<b>Totals:</b>			<b>\$1,125,000</b>			<b>\$1,125,000</b>	<b>\$420,900</b>		<b>\$1,116,341</b>		<b>\$919,768</b>	<b>\$569,443</b>			<b>\$202.90</b>		<b>1.5782</b>	
							<b>Sale. Ratio =&gt;</b>	<b>37.41</b>										
							<b>Std. Dev. =&gt;</b>	<b>7.79</b>										
												<b>E.C.F. =&gt;</b>	<b>1.615</b>	<b>Std. Deviation=&gt;</b>	<b>0.153929574</b>			
												<b>Ave. E.C.F. =&gt;</b>	<b>1.599</b>	<b>Ave. Variance=&gt;</b>	<b>13.1519</b>	<b>Coefficient of V.</b>	<b>8.222872777</b>	
<b>2026 CL 6 Randalls Lakeside ECF used 1.600</b>																		