

ECF 2023 ALL MONITOR TOWNSHIP RESIDENTIAL CONDOMINIUMS 2YR 4/01/2020 - 3/31/2022

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 (%)	Building Style	Land Value	Other Parcels in Sale		
100-A03-000-011-00	4805 APPLETREE LANE	11/19/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$61,100	37.48	\$141,407	\$25,000	\$138,000	\$129,341	1.067	1,288	\$107.14	03-80	12.7032	CONDO	\$25,000			
100-A03-000-018-00	4819 APPLETREE LANE	07/23/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$56,400	36.62	\$137,093	\$25,000	\$129,000	\$124,548	1.036	1,238	\$104.20	03-80	9.5833	CONDO	\$25,000			
100-A03-000-021-00	4825 APPLETREE LANE	03/04/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,100	38.24	\$145,972	\$25,000	\$140,000	\$134,413	1.042	1,288	\$108.70	03-80	10.1650	CONDO	\$25,000			
100-A03-000-024-00	4822 APPLETREE LANE	10/07/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$60,900	46.85	\$154,489	\$25,000	\$105,000	\$143,877	0.730	1,288	\$81.52	03-80	21.0122	DUPLEX CONDO	\$25,000			
100-A03-000-028-00	4830 APPLETREE LANE	02/11/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,600	38.55	\$147,003	\$25,000	\$140,000	\$135,559	1.033	1,238	\$113.09	03-80	9.2848	CONDO	\$25,000			
100-A03-000-030-00	4837 APPLETREE LANE	10/13/20	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$60,600	38.97	\$146,804	\$25,000	\$130,500	\$135,338	0.964	1,288	\$101.32	03-80	2.4340	CONDO	\$25,000			
100-A03-000-031-00	4835 APPLETREE LANE	04/07/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,500	42.26	\$151,347	\$25,000	\$130,000	\$140,386	0.926	1,288	\$100.93	03-80	1.3893	CONDO	\$25,000			
100-A03-000-039-00	4840 APPLETREE LANE	09/07/21	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$64,600	39.75	\$149,302	\$25,000	\$137,500	\$138,113	0.996	1,288	\$106.75	03-80	5.5645	CONDO	\$25,000			
100-A03-000-060-00	4871 APPLETREE LANE	09/15/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$69,800	41.06	\$161,214	\$25,000	\$145,000	\$151,349	0.958	1,420	\$102.11	03-80	1.8137	DUPLEX CONDO	\$25,000			
100-C02-000-006-00	5987 RED FEATHER DR	06/30/21	\$194,050	WD	03-ARM'S LENGTH	\$194,050	\$85,400	44.01	\$197,310	\$25,000	\$169,050	\$191,456	0.883	1,224	\$138.11	DO-90	5.6941	DUPLEX CONDO	\$25,000			
100-C02-000-018-00	5959 RED FEATHER DR	06/29/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$82,300	49.88	\$195,662	\$25,000	\$140,000	\$189,624	0.738	1,250	\$112.00	DO-90	20.1612	DUPLEX CONDO	\$25,000			
100-C02-000-024-00	5950 RED FEATHER DR	04/12/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$91,900	49.68	\$212,282	\$25,000	\$160,000	\$208,091	0.769	1,224	\$130.72	DO-90	17.1020	DUPLEX CONDO	\$25,000			
100-C02-000-024-00	5950 RED FEATHER DR	02/28/22	\$194,500	WD	03-ARM'S LENGTH	\$194,500	\$91,900	47.25	\$212,282	\$25,000	\$169,500	\$208,091	0.815	1,224	\$138.48	DO-90	12.5367	DUPLEX CONDO	\$25,000			
100-C02-000-033-00	5968 RED FEATHER DR	07/26/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$87,500	46.05	\$202,350	\$25,000	\$165,000	\$197,056	0.837	1,224	\$134.80	DO-90	10.2587	DUPLEX CONDO	\$25,000			
100-C02-000-041-00	5984 RED FEATHER DR	09/25/20	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$76,400	44.97	\$182,226	\$25,000	\$144,900	\$174,696	0.829	1,126	\$128.69	DO-90	11.0471	DUPLEX CONDO	\$25,000			
100-C15-000-001-00	5558 SPRING KNOLL LANE	02/19/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$66,400	37.94	\$157,963	\$25,000	\$150,000	\$147,737	1.015	1,293	\$116.01	FI-07	7.5406	CONDO	\$25,000			
100-C15-000-034-00	5580 STONEY CREEK DR	10/23/20	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$77,100	37.25	\$182,542	\$25,000	\$182,000	\$175,047	1.040	1,396	\$130.37	FI-07	9.9809	CONDO	\$25,000			
100-C15-000-052-00	5617 WINDFIELD DR	09/01/20	\$183,500	WD	08-ESTATE	\$183,500	\$78,600	42.83	\$186,519	\$25,000	\$158,500	\$179,466	0.883	1,420	\$111.62	FI-07	5.6736	CONDO	\$25,000			
100-C15-000-062-00	5577 SPRING KNOLL DR	08/21/20	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$78,600	45.57	\$186,253	\$25,000	\$147,500	\$179,170	0.823	1,373	\$107.43	FI-07	11.6673	DUPLEX CONDO	\$25,000			
100-C15-000-062-00	5577 SPRING KNOLL DR	06/15/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$80,700	38.43	\$186,253	\$25,000	\$185,000	\$179,170	1.033	1,373	\$134.74	FI-07	9.2625	DUPLEX CONDO	\$25,000			
100-C15-000-063-00	5579 SPRING KNOLL DR	06/21/21	\$250,200	WD	08-ESTATE	\$250,200	\$83,500	33.37	\$192,611	\$25,000	\$225,200	\$186,234	1.209	1,444	\$155.96	FI-07	26.9315	CONDO	\$25,000			
100-C15-000-072-00	5616 WINDFIELD DR	02/22/22	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$85,800	35.16	\$197,914	\$25,000	\$219,000	\$192,127	1.140	1,420	\$154.23	FI-07	19.9959	CONDO	\$25,000			
100-C15-000-075-00	5574 W SPRING KNOLL DR	03/26/21	\$166,000	WD	09-FAMILY	\$166,000	\$86,700	52.23	\$205,229	\$25,000	\$141,000	\$200,254	0.704	1,420	\$99.30	FI-07	23.5810	CONDO	\$25,000			
100-C15-000-101-00	5620 W SPRING KNOLL DR	09/27/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$107,400	35.80	\$247,634	\$25,000	\$275,000	\$247,371	1.112	1,637	\$167.99	FI-07	17.1776	CONDO	\$25,000			
100-C15-000-122-00	5643 CORTLAND CIRCLE	09/09/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$85,100	32.11	\$196,609	\$25,000	\$240,000	\$190,677	1.259	1,520	\$157.89	FI-07	31.8761	CONDO	\$25,000			
100-C15-000-123-00	5645 CORTLAND CIRCLE	09/29/21	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$92,500	36.29	\$213,546	\$25,000	\$229,900	\$209,496	1.097	1,420	\$161.90	FI-07	15.7484	CONDO	\$25,000			
100-C15-000-131-00	5661 CORTLAND CIRCLE	06/08/20	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$79,600	46.28	\$189,002	\$25,000	\$147,000	\$182,224	0.807	1,420	\$103.52	FI-07	13.3216	CONDO	\$25,000			
100-C15-000-138-00	5640 CORTLAND CIRCLE	09/03/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,000	50.00	\$184,952	\$25,000	\$135,000	\$177,724	0.760	1,420	\$95.07	FI-07	18.0311	CONDO	\$25,000			
100-C16-000-012-00	5638 FIRETHORNE DR	04/27/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$89,500	47.11	\$212,274	\$25,000	\$165,000	\$208,082	0.793	1,414	\$116.69	FI-07	14.6958	CONDO	\$25,000			
100-C16-000-022-00	5664 FIRETHORNE DR	08/26/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$82,500	42.31	\$195,941	\$25,000	\$170,000	\$189,934	0.895	1,445	\$117.65	FI-07	4.4868	CONDO	\$25,000			
100-C16-000-026-00	5672 FIRETHORNE DR	06/15/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$97,900	35.60	\$226,090	\$25,000	\$250,000	\$223,433	1.119	1,434	\$174.34	FI-07	17.8988	CONDO	\$25,000			
100-C16-000-031-00	5660 MACINTOSH DR	06/30/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,500	35.40	\$204,707	\$25,000	\$225,000	\$199,674	1.127	1,434	\$156.90	FI-07	18.6920	CONDO	\$25,000			
100-C16-000-047-00	5619 MEADOW VIEW DR	08/27/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$90,500	41.14	\$214,483	\$25,000	\$195,000	\$210,537	0.926	1,527	\$127.70	FI-07	1.3709	DUPLEX CONDO	\$25,000			
100-C16-000-055-00	5603 MEADOW VIEW DR	05/07/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,000	45.50	\$210,159	\$25,000	\$175,000	\$205,732	0.851	1,432	\$122.21	FI-07	8.9294	CONDO	\$25,000			
100-C16-000-056-00	5601 MEADOW VIEW DR	09/16/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$99,300	52.26	\$235,155	\$25,000	\$165,000	\$233,506	0.707	1,547	\$106.66	FI-07	23.3293	CONDO	\$25,000			
100-C16-000-058-00	5602 MEADOW VIEW DR	07/12/21	\$335,000	WD	08-ESTATE	\$335,000	\$116,100	34.66	\$267,409	\$25,000	\$310,000	\$269,343	1.151	1,743	\$177.85	FI-07	21.1034	CONDO	\$25,000			
100-C16-000-063-00	5667 MACINTOSH DR	09/17/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$90,700	41.61	\$215,088	\$25,000	\$193,000	\$211,209	0.914	1,453	\$132.83	FI-07	2.6127	CONDO	\$25,000			
100-C16-000-067-00	5661 MACINTOSH DR	11/02/21	\$225,000	OTH	03-ARM'S LENGTH	\$225,000	\$102,600	45.60	\$234,928	\$25,000	\$200,000	\$233,253	0.857	1,514	\$132.10	FI-07	8.2477	CONDO	\$25,000			
100-C16-000-071-00	5651 FIRETHORNE DR	06/24/20	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$97,100	48.07	\$229,793	\$25,000	\$177,000	\$227,548	0.778	1,515	\$116.83	FI-07	16.2055	DUPLEX CONDO	\$25,000			
100-C25-000-001-00	3031 CREEKWOOD CIRCLE	09/01/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$81,300	41.69	\$192,977	\$25,000	\$170,000	\$186,641	0.911	1,388	\$122.48	FIRE	2.9075	DUPLEX CONDO	\$25,000			
100-C25-000-006-00	3057 CREEKWOOD CIRCLE	10/06/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$79,900	34.89	\$189,825	\$25,000	\$204,000	\$183,139	1.114	1,388	\$146.97	FIRE	17.3995	DUPLEX CONDO	\$25,000			
100-C25-000-018-00	3127 CREEKWOOD CIRCLE	07/02/20	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$74,800	41.58	\$177,614	\$25,000	\$154,900	\$169,571	0.913	1,388	\$111.60	FIRE	2.6433	DUPLEX CONDO	\$25,000			
100-C25-000-049-00	4105 CREEKWOOD CIRCLE	08/03/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,500	44.06	\$168,363	\$25,000	\$135,000	\$159,292	0.847	1,200	\$112.50	FIRE	9.2415	CONDO	\$25,000			
100-C25-000-060-00	4096 CREEKWOOD CIRCLE	12/18/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$81,600	39.80	\$222,458	\$25,000	\$180,000	\$219,398	0.820	1,388	\$129.68	FIRE	11.9486	DUPLEX CONDO	\$25,000			
100-C25-000-071-00	4038 CREEKWOOD CIRCLE	12/08/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$77,400	34.10	\$179,082	\$25,000	\$202,000	\$171,202	1.180	1,388	\$145.53	FIRE	23.9977	CONDO	\$25,000			
100-E05-000-008-00	5550 HICKORY LANE	02/25/22	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$204,800	37.58	\$469,700	\$83,170	\$461,830	\$429,478	1.075	2,302	\$200.62	ST/CO	13.5415	1 & 1/4 STORY	\$45,000			
100-E05-000-010-00	5514 HICKORY LANE	10/07/20	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$132,600	47.37	\$316,354	\$70,000	\$209,900	\$273,727	0.867	1,752	\$119.81	ST/CO	7.2914	RANCH	\$70,000	100-E05-000-011-00		
100-E05-000-011-00	HICKORY LANE	10/07/20	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$132,600	47.37	\$316,354	\$70,000	\$209,900	\$273,727	0.767	1,752	\$119.81	ST/CO	17.3090	LOT ONLY	\$70,000	100-E05-000-010-00		
Totals:			\$10,079,250			\$10,079,250	\$4,144,200		\$9,742,524		\$8,731,080	\$9,327,060			\$126.99		3.6086					
								Sale. Ratio =>	41.12			E.C.F. =>	0.976	Std. Deviation		0.14709						
								Std. Dev. =>	5.38			Ave. E.C.F. =>	0.940	Ave. Variance		12.6123	Coefficient of Var=>		13.4185691			

STRATFORD/APPLETREE/CREEKWOOD/CORTLAND FARMS/CARDINAL BEND/PINES

2023 USED: .976 ECF