

Compass Pointe Condos ECF

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				
02-932-0002-000	161 HANOVER ST	11/02/21	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$31,100	42.03	\$71,166	\$0	\$74,000	\$84,721	0.873	812	\$91.13	932	5.4089	Ranch				
02-932-0003-000	151 HANOVER ST	07/10/20	\$71,500	CD	03-ARM'S LENGTH	\$71,500	\$31,200	43.64	\$73,902	\$0	\$71,500	\$87,979	0.813	811	\$88.16	932	0.6663	Ranch				
02-932-0005-000	153 HANOVER ST	12/01/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$31,200	48.00	\$73,902	\$0	\$65,000	\$87,979	0.739	811	\$80.15	932	8.0545	Ranch				
02-932-0021-000	133 HANOVER ST	06/25/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$32,300	43.07	\$73,902	\$0	\$75,000	\$87,979	0.852	811	\$92.48	932	3.3119	Ranch				
Totals:			\$285,500			\$285,500	\$125,800		\$292,872		\$285,500	\$348,657			\$87.98		0.0505					
								Sale. Ratio =>	44.06					E.C.F. =>	0.819				Std. Deviation=>	0.05931398		
								Std. Dev. =>	2.63					Ave. E.C.F. =>	0.819				Ave. Variance=>	4.3604	Coefficient of Var=>	5.321734247
																					.82 for 2023	