

SUGAR ISLAND ECONOMIC CONDITION FACTOR FOR 2024 BY BUILDING TYPE

STUDY TIME FRAME: 4/1/2021 - 3/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Terms Instr.	Of Sale	Adj Sale \$	Asd at Sale	Asd/ Adj Sale	Curr Appr	Land / Yard	Bldg Residual	Cost/ Man \$	E.C.F.	ECF Area	Dev by Mean %	Bldg Style	Land Value	Other Parcels	Class
013-001-001-25	1 S WESTSHORE DR	06/02/22	250,000	WD	19-MULTI PARCEL A	250,000	72,900	29.16	156,443	38,981	211,019	143,949	1.466	AV1	48.7693	WD FR HOUSE	32,353	001-006-50	401
013-001-005-00	264 S WESTSHORE DR	03/02/22	60,000	WD	03-ARM'S LENGTH	60,000	24,500	40.83	59,205	32,219	27,781	25,652	1.083	LF2	10.4751	MOBILE HOME	27,600		401
013-001-026-50	884 S WESTSHORE DR	02/16/23	199,900	WD	03-ARM'S LENGTH	199,900	60,200	30.12	161,449	18,532	181,368	135,853	1.335	LF2	35.6794	WD FR HOUSE	13,060		401
013-001-027-00	979 S WESTSHORE DR	06/24/22	117,500	WD	03-ARM'S LENGTH	117,500	43,300	36.85	104,939	15,827	101,673	103,139	0.986	AV1	0.7546	WD FR HOUSE	13,000		401
013-011-005-00	1262 S WESTSHORE DR	10/26/21	164,900	WD	03-ARM'S LENGTH	164,900	65,800	39.90	152,582	16,440	148,460	166,841	0.890	AV3	8.8410	WD FR HOUSE	10,000		401
013-013-013-00	2956 S WESTSHORE DR	08/10/21	50,000	WD	03-ARM'S LENGTH	50,000	28,200	56.40	66,086	3,500	46,500	76,699	0.606	AV3	37.1971	MANUFAC	3,500		401
013-024-034-30	3326 S WESTSHORE DR	07/02/21	79,900	WD	03-ARM'S LENGTH	79,900	41,900	52.44	115,022	59,880	20,000	52,416	0.382	LF3	59.6299	WD FR HOUSE	58,310		401
013-024-057-00	3830 S WESTSHORE DR	05/20/21	119,500	WD	03-ARM'S LENGTH	119,500	31,600	26.44	86,898	24,449	95,051	59,362	1.601	LF3	62.2964	WD FR HOUSE	23,490		401
013-024-059-00	3798 S WESTSHORE DR	10/01/21	200,000	OTH	03-ARM'S LENGTH	200,000	72,000	36.00	195,784	62,054	137,946	127,120	1.085	LF3	10.6925	WD FR HOUSE	51,300		401
013-025-022-00	4552 S WESTSHORE DR	06/04/21	325,000	WD	03-ARM'S LENGTH	325,000	110,900	34.12	299,949	127,302	197,698	164,113	1.205	LF3	22.6404	WD FR HOUSE	103,950		401
013-025-022-50	4486 S WESTSHORE DR	05/28/21	300,000	WD	03-ARM'S LENGTH	300,000	78,000	26.00	219,449	41,113	258,887	169,521	1.527	LF3	54.8928	WD FR HOUSE	40,500		401
013-101-005-25	12001 S HOMESTEAD RD	07/27/21	205,000	WD	03-ARM'S LENGTH	205,000	63,300	30.88	207,672	55,150	149,850	155,160	0.966	LF1	1.2462	WD FR HOUSE	55,150		401
013-156-027-25	6577 E 7 MILE RD	03/11/22	29,000	WD	03-ARM'S LENGTH	29,000	13,100	45.17	31,140	12,129	16,871	22,235	0.759	AV2	21.9485	WD FR CABIN	12,000		401
013-157-002-00	7520 S POINTE RD	08/09/22	187,000	WD	03-ARM'S LENGTH	187,000	74,800	40.00	184,693	138,492	48,508	43,917	1.105	LF3	12.6290	WD FR HOUSE	117,258		401
013-157-008-10	7354 S POINTE RD	07/01/22	129,900	WD	03-ARM'S LENGTH	129,900	38,900	29.95	105,345	22,140	107,760	79,092	1.362	LF3	38.4220	WD FR HOUSE	22,140		401
013-157-023-00	7808 S POINTE RD	05/23/22	174,000	WD	03-ARM'S LENGTH	174,000	71,300	40.98	178,631	132,377	41,623	43,968	0.947	LF3	3.1568	WD FR CABIN	129,762		401
013-158-002-00	7365 S HOMESTEAD RD	07/22/22	337,500	WD	03-ARM'S LENGTH	337,500	147,100	43.59	361,919	64,000	273,500	311,957	0.877	AV2	10.1518	LOG HOME	64,000		401
013-186-007-00	11067 S DUCK LAKE TR	07/08/22	200,000	WD	03-ARM'S LENGTH	200,000	108,300	54.15	289,302	105,372	94,628	187,111	0.506	LF1	47.2509	WD FR HOUSE	105,000		401
013-202-007-00	232 S EASTSHORE DR	06/01/22	150,000	WD	31-SPLIT IMPROVED	150,000	-	0.00	96,988	15,152	134,848	100,289	1.345	AV3	36.6350	WD FR HOUSE	10,000		401
013-207-001-50	1178 S BRASSER RD	04/15/21	59,000	WD	03-ARM'S LENGTH	59,000	49,300	83.56	115,698	7,000	52,000	133,208	0.390	AV3	58.7875	WD FR HOUSE	7,000		401
013-208-008-00	7395 E 1 1/2 MILE RD	08/16/22	50,000	WD	03-ARM'S LENGTH	50,000	25,300	50.60	53,850	22,597	27,403	38,300	0.715	AV3	26.2762	WD FR HOUSE	20,000		401
013-209-006-00	1545 S TOWNHALL RD	10/05/22	98,000	WD	03-ARM'S LENGTH	98,000	42,800	43.67	89,728	22,554	75,446	82,321	0.916	AV3	6.1756	WD FR HOUSE	20,000		401
013-215-001-00	9480 E HAY POINT RD	11/02/21	394,000	WD	19-MULTI PARCEL A	394,000	195,800	49.70	397,383	316,233	77,767	94,360	0.824	AV3	15.4093	WD FR HOUSE	304,017	Plus 4 more	401
013-215-006-00	9093 E HAY POINT RD	03/14/22	140,000	WD	03-ARM'S LENGTH	140,000	49,000	35.00	112,727	25,826	114,174	106,496	1.072	AV3	9.3853	WD FR HOUSE	20,000		401
013-215-012-00	2686 S HAY POINT RD	10/20/21	120,000	WD	03-ARM'S LENGTH	120,000	55,400	46.17	144,293	40,861	79,139	98,319	0.805	LF2	17.3323	WD FR HOUSE	37,515		401
013-215-013-50	2604 S HAY POINT RD	10/14/22	75,000	WD	03-ARM'S LENGTH	75,000	52,600	70.13	126,397	73,277	1,723	50,494	0.034	LF2	94.4118	WD FR HOUSE	48,000		401
013-221-018-00	3397 S LAKE GEORGE RD	07/30/21	75,000	WD	19-MULTI PARCEL A	75,000	38,800	51.73	79,680	46,032	28,968	37,387	0.775	LF2	20.3419	MOBILE HOME	46,032	013-221-015-00	401
013-221-025-00	8888 E BAILEY RD	08/31/22	175,000	WD	03-ARM'S LENGTH	155,000	39,000	25.16	95,762	6,800	148,200	102,965	1.439	AV1	46.1079	WD FR HOUSE	5,000		401
013-228-012-00	4137 S ROY RD	11/28/22	73,000	WD	03-ARM'S LENGTH	73,000	39,300	53.84	100,470	25,361	47,639	71,396	0.667	LF2	31.0994	WD FR HOUSE	24,150		401
013-277-021-00	9249 E NORTHSHORE DR	04/06/22	120,000	WD	03-ARM'S LENGTH	120,000	84,600	70.50	286,147	63,247	56,753	211,882	0.268	LF2	71.0389	WD FR HOUSE	60,983		401
013-277-024-00	9167 E NORTHSHORE DR	05/19/21	72,000	WD	03-ARM'S LENGTH	72,000	32,700	45.42	87,341	23,000	49,000	61,161	0.801	LF2	17.7072	WD FR HOUSE	23,000		401
013-278-013-00	8399 E NORTHSHORE DR	10/15/21	81,000	WD	03-ARM'S LENGTH	81,000	36,300	44.81	87,520	46,000	35,000	39,468	0.887	LF2	9.1439	WD FR HOUSE	46,000		401
013-279-002-00	7832 E NORTHSHORE DR	12/17/21	129,000	WD	03-ARM'S LENGTH	129,000	56,200	43.57	119,473	71,242	57,758	51,445	1.123	AV3	14.4481	WD FR HOUSE	66,900	279-007-00,282-00:	401
013-279-010-00	7421 E NORTHSHORE DR	06/24/22	369,000	WD	03-ARM'S LENGTH	369,000	112,800	30.57	277,949	98,222	270,778	170,843	1.585	LF2	60.6710	WD FR HOUSE	97,977		401
013-280-025-00	1207 N BRASSER RD	03/28/23	120,000	WD	03-ARM'S LENGTH	120,000	58,500	48.75	123,008	32,298	87,702	111,164	0.789	AV3	18.9300	WD FR HOUSE	20,000		401
013-625-024-00	12559 S HOMESTEAD RD	07/29/21	149,000	WD	03-ARM'S LENGTH	149,000	37,200	24.97	105,981	42,240	106,760	64,843	1.646	LF1	66.8189	WD FR CABIN	39,562		401
013-625-031-00	12653 S HOMESTEAD RD	12/14/21	100,000	WD	03-ARM'S LENGTH	100,000	49,800	49.80	139,201	41,497	58,503	99,394	0.589	LF1	38.9642	WD FR HOUSE	40,270		401
013-650-002-00	4846 S WESTSHORE DR	07/29/21	185,000	WD	03-ARM'S LENGTH	185,000	60,100	32.49	162,457	58,448	126,552	98,868	1.280	LF3	30.1771	WD FR HOUSE	58,448		401
013-650-011-00	5170 S OAK POINT LN	07/30/21	189,000	WD	03-ARM'S LENGTH	189,000	42,800	22.65	119,206	25,970	163,030	88,627	1.839	LF3	86.1259	WD FR HOUSE	25,970		401
013-725-001-00	504 S WESTSHORE DR	08/10/21	135,000	OTH	03-ARM'S LENGTH	135,000	73,800	54.67	152,198	86,839	48,161	73,817	0.652	AV1	32.5804	WD FR HOUSE	81,250	013-001-016-00	401

OVERALL .988	Totals:	6,187,100			6,167,100	2,378,200			6,049,965		4,006,447	4,055,153			0.9748				
							Sale. Ratio =	38.56				E.C.F. =>	0.988	0.406368					
							Std. Dev. =>	14.91				Ave. E.C.F. =>	0.978	32.3810	Coeffic of Var=	33.10129328			

OUTLIERS

013-013-009-00	2830 S WESTSHORE DR	11/18/22	139,000	WD	03-ARM'S LENGTH	139,000	112,400	80.86	281,258	170,365	(31,365)	105,412	(0.298)	LF3	192.6877	WD FRAME HOU!	166,590		401
013-166-001-00	8539 S HOMESTEAD RD	06/10/21	70,000	WD	03-ARM'S LENGTH	68,500	21,800	31.82	65,543	64,000	4,500	1,794	2.508	AV2	87.8772	BARN	64,000		401
013-177-003-00	11171 S HOMESTEAD RD	08/22/22	30,000	QC	03-ARM'S LENGTH	30,000	32,400	108.00	111,755	38,275	(8,275)	85,942	(0.096)	AV2	172.5615	WOOD FR CABIN	32,000		401
013-185-002-85	11237 S HOMESTEAD RD	03/15/22	25,000	WD	03-ARM'S LENGTH	25,000	11,500	46.00	9,449	9,449	15,551	-	0.000	AV2	162.9329	MOBILE HOME	8,750		401
013-185-002-85	11237 S HOMESTEAD RD	11/12/21	17,000	WD	03-ARM'S LENGTH	17,000	11,500	67.65	9,449	9,449	7,551	-	0.000	AV2	162.9329	MOBILE HOME	8,750		401
013-279-033-25	1856 N BRASSER RD	05/04/22	208,000	WD	03-ARM'S LENGTH	208,000	54,400	26.15	131,041	56,308	151,692	71,039	2.135	LF2	115.7094	WD FR HOUSE	53,470		401
013-015-002-00	2018 S WHITEHEAD RD ISL	10/27/21	1,700,000	WD	19-MULTI PARCEL A	1,400,000	231,600	16.54	603,542	193,074	1,206,926	390,179	3.093	LF3	146.3936	WD FRAME HOU!	152,500	Plus 3 more	401
013-475-018-00	11621 E VILLAGE RD	09/03/21	268,500	WD	03-ARM'S LENGTH	268,500	51,300	19.11	157,371	49,593	218,907	102,451	2.137	LF2	115.8468	WD FR HOUSE	46,000		401
013-475-023-00	11695 E VILLAGE RD	09/02/21	175,000	WD	19-MULTI PARCEL A	175,000	42,700	24.40	88,060	45,000	130,000	47,844	2.717	LF2	108.7810	WD FRAME HOU!	45,000	013-475-022-00	401
013-229-004-00	E 4 MILE RD	06/11/21	285,000	WD	19-MULTI PARCEL A	285,000	96,600	33.89	194,756	170,777	114,223	27,883	4.097	AV3	246.7246		169,000	013-229-001-00	401

	Totals:	2,917,500			2,616,000	666,200			1,652,224		1,809,710	832,543			54.4386				
							Sale. Ratio =	25.47				E.C.F. =>	2.174	1.77531					
							Std. Dev. =>												

