

10925 Iron Mill Pond & 12023 Twin Lakes (Lake Front) ECF

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
P -16-28-260-014	13568 SHARON HOLLOW RD	1/13/2023	155,000	58,550	37.77419	134,797	59,517	95,483	80,085	1.192269
P -16-28-260-030	13580 SHARON HOLLOW RD	8/12/2021	275,000	80,950	29.43636	296,576	117,410	157,590	183,384	0.859345
P -16-31-421-014	1628 MULL RD	8/18/2022	255,000	115,900	45.45098	302,937	44,752	210,248	264,263	0.795601
P -16-31-421-042	1648 MULL RD	1/13/2022	250,000	81,400	32.56	229,005	64,590	185,410	168,286	1.101758
P -16-31-481-026	1254 LAKEVIEW DR	7/1/2021	255,000	127,000	49.80392	298,724	110,945	144,055	178,328	0.807811
Totals:			1,190,000	463,800		1,262,039		792,786	874,345	
					Sale. Ratio =>	38.97479			E.C.F. =>	0.90672
					Std. Dev. =>	8.555394			Ave. E.C.F.	0.951357

2024 10925 Iron Mill Pond & 12023 Twin Lakes (Lake Front)	
ECF's	
Residential	0.977
Cabin	0.93