

SUGAR ISLAND ECF FOR 2025 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd at Sale	Asd/Adj	Land Yard	bldg Resd	Cost Man	E.C.F.	ECF Area	Building Style	Land Table	Prop Class
013-001-001	1 S WESTSH	06/02/22	250,000	WD	250,000	72,900	29.16	38,981	211,019	143,949	1.466		AV1 WD FRAME HOUSE	AV1	401
013-001-02979	S WES	06/24/22	117,500	WD	117,500	43,300	36.85	15,827	101,673	103,139	0.986		AV1 WD FRAME HOUSE	AV1	401
013-011-014353	E J &	03/15/24	108,500	WD	108,500	62,500	57.60	81,648	26,852	44,737	0.600		LF2 GARAGE	LF2	401
013-024-063756	S WE	11/15/23	100,000	WD	100,000	26,600	26.60	18,820	81,180	36,271	2.238		LF3 WOOD FR CABIN	LF3	401
013-101-0012205	S HC	09/14/23	140,000	WD	140,000	55,800	39.86	50,900	89,100	73,783	1.208		LF1 WD FRAME HOUSE	LF1	401
013-157-007520	S POI	08/09/22	187,000	WD	187,000	74,800	40.00	138,492	48,508	43,917	1.105		LF3 WD FRAME HOUSE	LF3	401
013-157-007418	S POI	09/07/23	357,500	WD	357,500	126,700	35.44	44,861	312,639	215,735	1.449		LF3 WD FRAME HOUSE	LF3	401
013-157-007354	S POI	07/01/22	129,900	WD	129,900	38,900	29.95	22,140	107,760	79,092	1.362		LF3 WD FRAME HOUSE	LF3	401
013-157-007808	S POI	05/23/22	174,000	WD	174,000	71,300	40.98	132,377	41,623	43,968	0.947		LF3 WOOD FR CABIN	LF3	401
013-158-007365	S HOI	07/22/22	337,500	WD	337,500	147,100	43.59	64,000	273,500	311,957	0.877		AV2 LOG HOME	AV2	401
013-186-0011067	S DL	07/08/22	200,000	WD	200,000	108,300	54.15	105,372	94,628	187,111	0.506		LF1 WD FRAME HOUSE	LF1	401
013-202-00232	S EAST	06/01/22	150,000	WD	150,000	-	0.00	15,152	134,848	100,289	1.345		AV3 WD FRAME HOUSE	AV3	401
013-202-01401	S EAST	09/12/23	840,000	WD	840,000	223,700	26.63	42,300	797,700	286,179	2.787		LF2 LOG HOME	LF2	401
013-209-001545	S TOV	10/05/22	98,000	WD	98,000	42,800	43.67	22,554	75,446	82,321	0.916		AV3 WD FRAME HOUSE	AV3	401
013-210-009779	E 1 1/2	12/20/23	219,000	WD	219,000	54,000	24.66	30,426	188,574	102,141	1.846		AV3 WD FRAME HOUSE	AV3	401
013-215-012717	S HA	12/04/23	135,000	WD	135,000	40,900	30.30	15,947	119,053	67,247	1.770		LF2 WD FRAME HOUSE	LF2	401
013-221-013396	S LAK	08/15/23	121,500	WD	121,500	49,800	40.99	37,992	83,508	76,854	1.087		AV1 WD FRAME HOUSE	AV1	401
013-221-008888	E BAI	08/31/22	175,000	WD	155,000	39,000	25.16	6,800	148,200	102,965	1.439		AV1 WD FRAME HOUSE	AV1	401
013-221-003569	S LAK	03/13/24	175,000	WD	175,000	56,600	32.34	26,433	148,567	88,271	1.683		LF2 WD FRAME HOUSE	LF2	401
013-228-003840	S ROC	08/10/23	185,000	WD	185,000	89,300	48.27	34,871	150,129	191,612	0.784		AV3 MANUFACTURED	AV3	401
013-228-004109	S ROY	05/06/23	76,000	WD	76,000	26,500	34.87	16,207	59,793	38,073	1.570		LF2 WOOD FR CABIN	LF2	401
013-228-004181	S ROY	04/05/23	107,000	WD	107,000	23,000	21.50	11,500	95,500	35,619	2.681		LF2 WD FRAME HOUSE	LF2	401
013-228-014137	S ROY	11/28/22	73,000	WD	73,000	39,300	53.84	25,361	47,639	71,396	0.667		LF2 WD FRAME HOUSE	LF2	401
013-229-007892	E 4 M	03/07/24	22,000	WD	22,000	8,400	38.18	9,833	12,167	9,347	1.302		AV3 MOBILE HOME	AV3	401
013-229-014009	S BRA	12/20/23	25,000	WD	25,000	11,700	46.80	12,866	12,134	14,127	0.859		AV3 MOBILE HOME	AV3	401
013-231-005400	S BRA	03/12/24	25,000	WD	25,000	6,700	26.80	10,000	15,000	4,541	3.303		AV3 WOOD FR CABIN	AV3	401
013-277-009249	E NOI	04/06/22	120,000	WD	120,000	84,600	70.50	63,247	56,753	211,882	0.268		LF2 WD FRAME HOUSE	LF2	401
013-279-017421	E NOI	06/24/22	369,000	WD	369,000	112,800	30.57	98,222	270,778	170,843	1.585		LF2 WD FRAME HOUSE	LF2	401
013-279-001856	N BR	05/04/22	208,000	WD	208,000	54,400	26.15	56,308	151,692	71,039	2.135		LF2 WD FRAME HOUSE	LF2	401
013-285-0095	N EASTS	03/04/24	175,000	WD	175,000	-	0.00	26,146	148,854	76,572	1.944		AV3 WD FRAME HOUSE	AV3	401
013-600-00830	S WES	02/15/24	249,000	WD	249,000	92,000	36.95	51,119	197,881	135,815	1.457		LF2 WD FRAME HOUSE	LF2	401
Totals:			5,649,400		5,629,400	1,883,700			4,302,698	3,220,792					
							Sale. Ratio =>	33.46			E.C.F. =>	1.336			
							Std. Dev. =>	14.52			Ave. E.C.F. =>	1.425			