

CEDAR CREEK TOWNSHIP STONEGATE CONDO AND TRADITIONS E.C.F. ANALYSIS								
DATES ANALYZED APRIL 1, 2021 - MARCH 31, 2023								
Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Property Class
08-770-000-0103-00	3998 DARCLIFF LN	06/27/22	\$459,000	\$45,797	\$413,203	\$430,363	0.960	401
08-770-000-0133-00	3990 STONE VALLEY LN	09/07/22	\$476,000	\$38,896	\$437,104	\$466,890	0.936	401
08-770-000-0039-00	3927 HAMPSHIRE HILL LN	11/21/22	\$415,000	\$42,795	\$372,205	\$361,958	1.028	401
Totals:			\$935,000		\$1,222,512	\$1,259,211	E.C.F. => 0.971	
							Ave. E.C.F. => 0.975	
3 SALES STONEGATE CONDO'S AND TRADITIONS E.C.F. SET AT .971 FOR 2024								