Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Land Table
14-090-013-044-00	70715 ADAMSVILLE RD	08/26/21	$650,000	WD	03-ARM'S LENGTH	$650,000	$106,979	$543,021	$395,129	1.374	CHRISTIANNA CREEK
14-090-013-047-00	70873 ADAMSVILLE RD	08/24/21	$505,000	WD	03-ARM'S LENGTH	$505,000	$136,858	$368,142	$324,757	1.134	CHRISTIANNA CREEK
14-090-024-002-10	71365 ADAMSVILLE RD	04/09/21	$675,000	OTH	03-ARM'S LENGTH	$675,000	$302,558	$372,442	$395,333	0.942	CHRISTIANNA CREEK
14-090-275-009-00	70462 SUNRISE DR	04/29/22	$243,000	WD	21-NOT USED/OTHER	$243,000	$68,159	$174,841	$164,527	1.063	CHRISTIANNA CREEK
14-090-275-016-01	70294 SUNRISE DR	10/07/22	$500,000	WD	20-MULTI PARCEL REF	$500,000	$10,396	$478,404	$227,341	2.104	CHRISTIANNA CREEK
14-090-335-012-00	69504 CHRISTIANN CRK	08/23/21	$327,000	WD	03-ARM'S LENGTH	$327,000	$66,828	$260,172	$220,624	1.179	CHRISTIANNA CREEK
		Totals:	**$2,900,000**			**$2,900,000**		**$2,197,022**	**$1,727,712**		
									E.C.F. =>	**1.272**	
									Ave. E.C.F. =>	**1.299**	**CHRISTIANNA CREEK**
									USE ==>	**1.270**	