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
14-090-013-043-01	70689 ADAMSVILLE RD	12/17/20	$695,000	WD	03-ARM'S LENGTH	$695,000	$172,243	$522,757	$377,661	1.384	CHRISTIANNA CREEK
14-090-013-044-00	70715 ADAMSVILLE RD	08/26/21	$650,000	WD	03-ARM'S LENGTH	$650,000	$103,839	$546,161	$366,614	1.490	CHRISTIANNA CREEK
14-090-013-046-00	70825 ADAMSVILLE RD	12/23/20	$430,000	OTH	03-ARM'S LENGTH	$430,000	$110,803	$319,197	$332,588	0.960	CHRISTIANNA CREEK
14-090-013-047-00	70873 ADAMSVILLE RD	08/24/21	$505,000	WD	03-ARM'S LENGTH	$505,000	$127,248	$377,752	$259,826	1.454	CHRISTIANNA CREEK
14-090-024-002-10	71365 ADAMSVILLE RD	04/09/21	$675,000	OTH	03-ARM'S LENGTH	$675,000	$256,574	$418,426	$349,022	1.199	CHRISTIANNA CREEK
14-090-290-011-00	70746 SUNRISE DR	06/26/20	$209,000	WD	03-ARM'S LENGTH	$209,000	$75,327	$133,673	$129,359	1.033	CHRISTIANNA CREEK
14-090-335-011-00	69522 CHRISTIANN CREEK	07/28/20	$355,000	WD	03-ARM'S LENGTH	$355,000	$65,672	$289,328	$297,914	0.971	CHRISTIANNA CREEK
14-090-335-012-00	69504 CHRISTIANN CREEK	08/23/21	$327,000	WD	03-ARM'S LENGTH	$327,000	$62,225	$264,775	$197,409	1.341	CHRISTIANNA CREEK
		Totals:	**$3,846,000**			**$3,846,000**		**$2,872,069**	**$2,310,392**		
									E.C.F. =>	**1.243**	
									Ave. E.C.F. =>	**1.229**	**CHRISTIANNA CREEK**
									USE ==>	**1.240**	