

Neighborhoods Used: 4540.FOREST BEACH

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6697 FOREST BEACH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-170-004-00		12/30/2020	4540	401	670,000	140,236
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	77	529,764	378,242	1.401	

4675 FOREST RIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-170-031-00		11/20/2020	4540	401	795,000	243,308
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	80	551,692	486,712	1.134	

4693 FOREST RIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-170-024-00		09/08/2020	4540	401	645,400	105,016
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	81	540,384	452,364	1.195	

6688 FOREST BEACH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-170-006-00		10/29/2019	4540	401	745,000	102,277
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	77	642,723	391,932	1.640	



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Max # of Res. Buildings: 30

Minimum E.C.F. (Residential): 0.10  
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10  
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10  
Maximum E.C.F. (Commercial): 3.00