

Cottages at Stones Throw ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-1000-0006-01-0	16320 STONES THROW LN	08/28/20	\$665,000	WD	03-ARM'S LENGTH	\$665,000
13-1000-0008-00-0	16280 STONES THROW LN	10/14/20	\$740,000	WD	03-ARM'S LENGTH	\$740,000
<b>Totals:</b>			<b>\$1,405,000</b>			<b>\$1,405,000</b>

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Final Conclusion 1.534

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$671,405	\$103,505	\$561,495	\$357,170	1.572
\$779,363	\$36,300	\$703,700	\$467,335	1.506
<b>\$1,450,768</b>		<b>\$1,265,195</b>	<b>\$824,505</b>	
			E.C.F. =>	<b>1.534</b>
			Ave. E.C.F. =>	<b>1.539</b>