

Forest Beach ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-2400-0028-00-1	13133 ROYAL DUNE	02/11/21	\$1,040,000	WD	03-ARM'S LENGTH	\$1,020,000	\$1,177,604
13-2400-0029-00-8	13153 ROYAL DUNE	10/21/20	\$1,125,000	WD	03-ARM'S LENGTH	\$1,125,000	\$1,337,269
13-2400-0036-00-4	18421 STAR GRASS	07/12/21	\$1,050,000	WD	03-ARM'S LENGTH	\$1,040,000	\$1,070,911
13-2400-0037-00-1	18378 FOREST BEACH DR	06/22/20	\$1,315,000	WD	03-ARM'S LENGTH	\$1,315,000	\$1,647,815
13-2400-0042-00-4	18427 STAR GRASS	09/28/20	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$938,923
<b>Totals:</b>			<b>\$5,355,000</b>			<b>\$5,325,000</b>	<b>\$6,172,522</b>

---

Final Conclusion 1.238

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$391,827	\$628,173	\$510,245	1.231	
\$379,680	\$745,320	\$621,811	1.199	
\$418,502	\$621,498	\$423,642	1.467	
\$459,114	\$855,886	\$771,884	1.109	
\$203,247	\$621,753	\$477,712	1.302	
	<b>\$3,472,630</b>	<b>\$2,805,294</b>		
		<b>E.C.F. =&gt;</b>	<b>1.238</b>	
		<b>Ave. E.C.F. =&gt;</b>	<b>1.261</b>	