

Forest Beach Villas 12500 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-2500-0001-00-2	18400 DUNECREST	05/22/21	\$625,000	WD	03-ARM'S LENGTH	\$610,000
13-2500-0003-00-5	18400 DUNECREST DR	05/24/21	\$605,000	WD	03-ARM'S LENGTH	\$593,000
13-2500-0003-00-5	18400 DUNECREST DR	12/13/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000
13-2500-0007-00-1	18418 DUNECREST DR	09/28/20	\$635,000	WD	03-ARM'S LENGTH	\$635,000
13-2500-0013-00-1	18460 DUNECREST DR	04/21/21	\$539,000	WD	03-ARM'S LENGTH	\$538,700
13-2500-0015-00-3	18460 DUNECREST DR	08/02/21	\$522,500	WD	03-ARM'S LENGTH	\$520,500
13-2500-0019-00-9	18476 DUNECREST DR	07/29/21	\$545,000	WD	03-ARM'S LENGTH	\$545,000
13-2500-0024-00-2	18500 DUNECREST DR	04/30/20	\$404,500	WD	03-ARM'S LENGTH	\$399,500
13-2502-0028-00-4	18485 DUNECREST DR	07/21/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000
13-2502-0029-00-1	18485 DUNECREST DR	03/25/22	\$354,000	WD	03-ARM'S LENGTH	\$334,000
13-2502-0031-00-5	18485 DUNECREST DR	07/05/22	\$435,000	WD	03-ARM'S LENGTH	\$427,000
13-2502-0032-00-1	18459 DUNECREST DR	10/14/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000
13-2503-0102-00-8	18585 BROOK HOLLOW	09/29/21	\$730,000	WD	03-ARM'S LENGTH	\$690,000
13-2503-0108-00-6	18610 DUNECREST DR	09/02/21	\$630,500	WD	03-ARM'S LENGTH	\$627,500
13-2503-0118-00-1	18590 FOREST BEACH DR	07/09/21	\$650,835	WD	03-ARM'S LENGTH	\$650,835
13-2503-0121-00-2	13124 ERYANEN WAY	08/27/22	\$750,000	WD	03-ARM'S LENGTH	\$725,000
13-2503-0122-00-9	13130 ERYANEN WAY	06/30/20	\$510,000	OTH	03-ARM'S LENGTH	\$510,000
13-2503-0127-00-1	18554 FOREST BEACH DR	09/23/20	\$560,000	WD	03-ARM'S LENGTH	\$560,000
Totals:			\$10,211,335			\$10,081,035

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$554,863	\$84,238	\$525,762	\$342,522	1.535
\$541,010	\$78,942	\$514,058	\$336,294	1.529
\$541,010	\$78,942	\$571,058	\$336,294	1.698
\$744,914	\$78,942	\$556,058	\$484,696	1.147
\$557,767	\$78,942	\$459,758	\$348,490	1.319
\$516,121	\$78,942	\$441,558	\$318,180	1.388
\$515,113	\$78,942	\$466,058	\$317,446	1.468
\$481,201	\$78,942	\$320,558	\$292,765	1.095
\$385,401	\$79,804	\$305,196	\$222,414	1.372
\$434,201	\$79,900	\$254,100	\$257,861	0.985
\$513,558	\$79,625	\$347,375	\$315,817	1.100
\$526,892	\$78,942	\$601,058	\$326,019	1.844
\$641,985	\$188,908	\$501,092	\$329,750	1.520
\$636,802	\$185,405	\$442,095	\$328,528	1.346
\$650,390	\$185,825	\$465,010	\$338,111	1.375
\$656,590	\$184,512	\$540,488	\$343,579	1.573
\$643,864	\$188,618	\$321,382	\$331,329	0.970
\$721,128	\$188,959	\$371,041	\$387,314	0.958
\$10,262,810		\$8,003,705	\$5,957,409	
			E.C.F. =>	1.343
			Ave. E.C.F. =>	1.346