

Forest Beach Villas 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	\$585,000
13-2500-0008-00-7	18418 DUNECREST DR	02/15/22	\$695,000	WD	03-ARM'S LENGTH	\$695,000
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
13-2502-0028-00-4	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
Totals:			\$8,796,835			\$8,606,535

Final Conclusion 1.235

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$641,336	\$146,458	\$463,542	\$368,487	1.258
\$626,645	\$140,762	\$452,238	\$361,789	1.250
\$626,645	\$140,762	\$444,238	\$361,789	1.228
\$549,311	\$140,762	\$554,238	\$304,206	1.822
\$644,251	\$140,762	\$397,938	\$374,899	1.061
\$600,463	\$140,762	\$379,738	\$342,294	1.109
\$599,410	\$140,762	\$404,238	\$341,510	1.184
\$463,041	\$141,689	\$243,311	\$239,279	1.017
\$514,316	\$141,792	\$192,208	\$277,382	0.693
\$597,762	\$141,498	\$285,502	\$339,735	0.840
\$611,792	\$140,762	\$539,238	\$350,730	1.537
\$666,440	\$190,020	\$499,980	\$354,743	1.409
\$661,163	\$186,517	\$440,983	\$353,422	1.248
\$675,480	\$186,969	\$463,866	\$363,746	1.275
\$681,929	\$185,562	\$539,438	\$369,596	1.460
\$9,159,984		\$6,300,696	\$5,103,608	
			E.C.F. =>	1.235
			Ave. E.C.F. =>	1.226