

Gowdy Shores ECF

| Parcel Number     | Street Address    | Sale Date | Sale Price         | Instr. | Terms of Sale   | Adj. Sale \$       |
|-------------------|-------------------|-----------|--------------------|--------|-----------------|--------------------|
| 13-2850-0006-02-6 | 10400 SMITH RD    | 07/24/20  | \$1,200,000        | WD     | 03-ARM'S LENGTH | \$1,200,000        |
| 13-2850-0009-01-7 | 10362 SMITH RD    | 01/21/21  | \$299,000          | WD     | 03-ARM'S LENGTH | \$299,000          |
| 13-2850-0011-03-8 | 16298 THIRD ST    | 10/29/20  | \$380,000          | WD     | 03-ARM'S LENGTH | \$380,000          |
| 13-2850-0036-02-2 | 16354 SECOND ST   | 01/18/22  | \$1,140,000        | WD     | 03-ARM'S LENGTH | \$1,140,000        |
| 13-2850-0074-01-3 | 10451 MILLARD AVE | 03/01/21  | \$700,000          | WD     | 03-ARM'S LENGTH | \$699,400          |
| 13-2850-0079-01-5 | 10450 MILLARD AVE | 08/30/21  | \$430,000          | WD     | 03-ARM'S LENGTH | \$430,000          |
| 13-2870-0014-01-5 | 16337 GOWDY PKWY  | 12/22/20  | \$382,000          | WD     | 03-ARM'S LENGTH | \$382,000          |
| <b>Totals:</b>    |                   |           | <b>\$4,531,000</b> |        |                 | <b>\$4,530,400</b> |

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Final Conclusion 1.528

| Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.       |
|--------------------|-------------|--------------------|--------------------|--------------|
| \$1,242,380        | \$321,817   | \$878,183          | \$639,280          | 1.374        |
| \$390,200          | \$232,684   | \$66,316           | \$109,386          | 0.606        |
| \$323,854          | \$119,240   | \$260,760          | \$142,093          | 1.835        |
| \$1,042,794        | \$285,154   | \$854,846          | \$526,139          | 1.625        |
| \$911,961          | \$366,951   | \$332,449          | \$378,479          | 0.878        |
| \$456,035          | \$289,829   | \$140,171          | \$115,421          | 1.214        |
| \$419,907          | \$232,518   | \$149,482          | \$130,131          | 1.149        |
| <b>\$4,787,131</b> |             | <b>\$2,682,207</b> | <b>\$2,040,929</b> |              |
|                    |             |                    | E.C.F. =>          | <b>1.314</b> |
|                    |             |                    | Ave. E.C.F. =>     | <b>1.240</b> |