

Gowdy Shores ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-2850-0012-00-0	10299 WARD AVE	11/07/22	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000
13-2850-0036-02-2	16354 SECOND ST	01/18/22	\$1,140,000	WD	03-ARM'S LENGTH	\$1,140,000
13-2850-0051-01-3	10441 RANDALL AVE	10/24/22	\$1,499,000	WD	03-ARM'S LENGTH	\$1,499,000
13-2850-0077-00-4	10429 MARQUETTE DR	03/18/22	\$2,159,000	WD	03-ARM'S LENGTH	\$2,159,000
13-2850-0079-01-5	10450 MILLARD AVE	08/30/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000
Totals:			\$6,553,000			\$6,553,000

Final Conclusion 1.777

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$1,096,178	\$392,251	\$932,749	\$535,713	1.741
\$1,017,308	\$273,589	\$866,411	\$565,996	1.531
\$1,243,208	\$311,966	\$1,187,034	\$708,708	1.675
\$1,568,083	\$739,099	\$1,419,901	\$630,886	2.251
\$440,699	\$277,561	\$152,439	\$124,154	1.228
\$5,365,476		\$4,558,534	\$2,565,457	
			E.C.F. =>	1.777
			Ave. E.C.F. =>	1.685