

Harbor Dunes Condo ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-3020-0002-00-7	18642 OLD FIELD RD	09/29/20	\$375,000	WD	03-ARM'S LENGTH	\$374,050	\$435,036
13-3020-0005-00-6	18678 OLD FIELD RD	05/04/22	\$525,000	WD	03-ARM'S LENGTH	\$515,000	\$457,576
13-3020-0012-00-2	18762 OLD FIELD RD	10/08/21	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$478,844
13-3020-0013-00-9	18774 OLD FIELD RD	10/07/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$480,282
13-3020-0022-01-0	18501 CHASE LANE	09/16/21	\$717,500	WD	03-ARM'S LENGTH	\$567,500	\$497,151
13-3020-0024-00-1	18567 CHASE LANE	08/08/22	\$687,500	WD	03-ARM'S LENGTH	\$687,500	\$470,603
13-3020-0034-00-6	18655 OLD FIELD RD	09/28/20	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$524,888
13-3020-0036-00-9	18715 OLD FIELD RD	12/15/20	\$550,000	WD	03-ARM'S LENGTH	\$549,900	\$599,756
<b>Totals:</b>			<b>\$4,386,000</b>			<b>\$4,224,950</b>	<b>\$3,944,136</b>

Final Conclusion 1.471

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$72,761	\$301,289	\$284,360	1.060
\$70,211	\$444,789	\$304,054	1.463
\$72,805	\$582,195	\$318,712	1.827
\$67,455	\$352,545	\$324,040	1.088
\$91,869	\$475,631	\$318,118	1.495
\$80,020	\$607,480	\$306,580	1.981
\$74,882	\$381,118	\$353,223	1.079
\$86,599	\$463,301	\$402,792	1.150
	<b>\$3,608,348</b>	<b>\$2,611,879</b>	
		E.C.F. =>	<b>1.382</b>
		Ave. E.C.F. =>	<b>1.393</b>