

Harbor Dunes Condo ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
13-3020-0005-00-6	18678 OLD FIELD RD	05/04/22	\$525,000	WD	03-ARM'S LENGTH	\$515,000	\$557,200	\$105,159
13-3020-0012-00-2	18762 OLD FIELD RD	10/08/21	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$581,751	\$107,950
13-3020-0015-00-1	18798 OLD FIELD RD	07/22/22	\$669,000	WD	03-ARM'S LENGTH	\$669,000	\$647,142	\$102,338
13-3020-0022-01-0	18501 CHASE LANE	09/16/21	\$717,500	WD	03-ARM'S LENGTH	\$567,500	\$601,095	\$128,180
13-3020-0024-00-1	18567 CHASE LANE	08/08/22	\$687,500	WD	03-ARM'S LENGTH	\$687,500	\$693,607	\$115,710
Totals:			\$3,254,000			\$3,094,000	\$3,080,795	

Final Conclusion 1.389

Bldg. Residual	Cost Man. \$	E.C.F.
\$409,841	\$327,092	1.253
\$547,050	\$342,837	1.596
\$566,662	\$394,214	1.437
\$439,320	\$342,196	1.284
\$571,790	\$418,160	1.367
\$2,534,663	\$1,824,499	
	E.C.F. =>	1.389
	Ave. E.C.F. =>	1.387