

Kissman Sub ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-4200-0009-00-5	12555 ED-BERTH DR	09/14/20	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$305,388
13-4200-0010-00-3	12571 ED-BERTH DR	07/02/20	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$308,243
13-4200-0011-00-0	12589 ED-BERTH DR	09/26/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$390,324
Totals:			\$895,000			\$895,000	\$1,003,955

Final Conclusion 1.236

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$24,713	\$234,287	\$201,201	1.164
\$15,153	\$230,847	\$210,100	1.099
\$8,465	\$381,535	\$273,734	1.394
	\$846,669	\$685,035	
		E.C.F. =>	1.236
		Ave. E.C.F. =>	1.219