

Orchard Acres ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-5750-0044-00-9	10682 KISSMAN DR	10/19/20	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$763,551
13-5750-0045-00-5	10680 KISSMAN DR	02/12/21	\$600,000	WD	03-ARM'S LENGTH	\$580,000	\$615,519
<b>Totals:</b>			<b>\$1,370,000</b>			<b>\$1,350,000</b>	<b>\$1,379,070</b>

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Final Conclusion 1.258

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$288,292	\$481,708	\$413,269	1.166
\$256,390	\$323,610	\$312,286	1.036
	<b>\$805,318</b>	<b>\$725,555</b>	
		E.C.F. =>	<b>1.110</b>
		Ave. E.C.F. =>	<b>1.101</b>