

River Bluff ECF

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Appraisal |
|-------------------|----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|
| 13-6800-0006-00-5 | 17106 RIVER BLUFF DR | 07/22/20 | \$1,100,000 | WD | 03-ARM'S LENGTH | \$1,080,000 | \$1,159,708 |
| Totals: | | | \$1,100,000 | | | \$1,080,000 | \$1,159,708 |

Final conclusion 1.016

| Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|-------------|------------------|--------------------------|--------------|
| \$110,911 | \$969,089 | \$953,452 | 1.016 |
| | \$969,089 | \$953,452 | |
| | | E.C.F. => | 1.016 |
| | | Ave. E.C.F. => | 1.016 |