

River Bluff ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
13-6800-0009-00-4	17154 RIVER BLUFF DR	12/19/22	\$1,595,000	WD	03-ARM'S LENGTH	\$1,595,000	\$1,316,175	\$63,970
<b>Totals:</b>			<b>\$1,595,000</b>			<b>\$1,595,000</b>	<b>\$1,316,175</b>	

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Final Conclusion 1.352

Bldg. Residual	Cost Man. \$	E.C.F.
\$1,531,030	\$1,132,193	1.352
<b>\$1,531,030</b>	<b>\$1,132,193</b>	
	E.C.F. =>	<b>1.352</b>
	Ave. E.C.F. =>	<b>1.352</b>