

Summerhill Cotages ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-7350-0004-00-2	17667 PENNY LN	02/01/21	\$397,500	WD	03-ARM'S LENGTH	\$397,500
13-7350-0011-00-9	17698 THUNDER RD	05/12/21	\$480,330	WD	03-ARM'S LENGTH	\$480,330
13-7350-0021-00-4	17646 SUMMERHILL LN	08/27/20	\$426,900	WD	03-ARM'S LENGTH	\$426,900
13-7350-0022-00-1	17644 SUMMERHILL LN	05/06/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000
13-7350-0024-01-0	17655 Penny Lane	07/07/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000
13-7350-0055-00-6	17665 SUMMERHILL LN	11/24/20	\$449,000	WD	03-ARM'S LENGTH	\$449,000
Totals:			\$2,658,730			\$2,658,730

Final Conclusion 1.269

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$413,688	\$45,262	\$352,238	\$370,650	0.950
\$361,816	\$58,396	\$421,934	\$305,252	1.382
\$352,506	\$42,744	\$384,156	\$311,632	1.233
\$330,251	\$46,032	\$398,968	\$285,935	1.395
\$394,212	\$61,901	\$398,099	\$334,317	1.191
\$515,269	\$82,349	\$366,651	\$435,533	0.842
\$2,367,742		\$2,322,046	\$2,043,318	
			E.C.F. =>	1.136
			Ave. E.C.F. =>	1.166