

Timber Lane Estates ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-7700-0001-08-0	10400 MARQUETTE DR	06/29/20	\$1,120,000	WD	03-ARM'S LENGTH	\$1,120,000
13-7700-0011-00-8	10612 MARQUETTE DR	08/25/20	\$840,000	WD	03-ARM'S LENGTH	\$840,000
13-7710-0016-00-7	16525 TIMBER LN	08/06/20	\$945,000	WD	03-ARM'S LENGTH	\$945,000
13-7710-0041-00-1	16448 MEADOW WOOD DR	10/13/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000
13-7721-0084-00-8	16665 WESTWAY	07/02/21	\$1,590,000	WD	03-ARM'S LENGTH	\$1,589,000
13-7721-0088-00-3	16657 WHITE OAK LN	10/09/20	\$760,750	WD	03-ARM'S LENGTH	\$760,750
13-7721-0105-00-5	16650 TIMBER LN	11/11/20	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000
13-7722-0110-00-7	16685 TIMBER LN	04/12/21	\$1,975,000	WD	03-ARM'S LENGTH	\$1,850,000
Totals:			\$9,980,750			\$9,854,750

Final Conclusion 1.206

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$1,538,180	\$612,166	\$507,834	\$504,365	1.007
\$1,139,679	\$598,413	\$241,587	\$294,807	0.819
\$1,699,159	\$566,044	\$378,956	\$617,165	0.614
\$1,608,994	\$569,093	\$430,907	\$566,395	0.761
\$1,812,409	\$583,774	\$1,005,226	\$669,191	1.502
\$1,372,103	\$568,508	\$192,242	\$437,688	0.439
\$2,509,495	\$563,774	\$1,186,226	\$1,059,761	1.119
\$2,116,663	\$640,089	\$1,209,911	\$804,234	1.504
\$13,796,682		\$5,152,889	\$4,953,606	
			E.C.F. =>	1.040
			Ave. E.C.F. =>	0.971