

Timber Lane Estates ECF

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Appraisal |
|-------------------|----------------------|-----------|---------------------|--------|-----------------|---------------------|---------------------|
| 13-7700-0010-00-1 | 10592 MARQUETTE DR | 10/12/22 | \$1,225,000 | WD | 03-ARM'S LENGTH | \$1,225,000 | \$1,139,817 |
| 13-7710-0041-00-1 | 16448 MEADOW WOOD DR | 10/13/22 | \$1,000,000 | WD | 03-ARM'S LENGTH | \$1,000,000 | \$1,196,882 |
| 13-7710-0041-00-1 | 16448 MEADOW WOOD DR | 12/09/22 | \$1,150,000 | WD | 03-ARM'S LENGTH | \$1,150,000 | \$1,196,882 |
| 13-7710-0050-01-9 | 16349 TIMBER LN | 04/27/21 | \$1,990,000 | WD | 03-ARM'S LENGTH | \$1,890,000 | \$1,391,697 |
| 13-7721-0084-00-8 | 16665 WESTWAY | 07/02/21 | \$1,590,000 | WD | 03-ARM'S LENGTH | \$1,589,000 | \$1,395,519 |
| 13-7721-0095-01-8 | 16599 WESTWAY | 04/30/21 | \$2,400,000 | WD | 03-ARM'S LENGTH | \$2,400,000 | \$1,794,432 |
| 13-7721-0095-01-8 | 16599 WESTWAY | 06/29/21 | \$2,150,000 | WD | 03-ARM'S LENGTH | \$2,125,000 | \$1,794,432 |
| 13-7722-0110-00-7 | 16685 TIMBER LN | 04/12/21 | \$1,975,000 | WD | 03-ARM'S LENGTH | \$1,850,000 | \$1,790,079 |
| 13-7722-0110-00-7 | 16685 TIMBER LN | 09/16/22 | \$2,445,000 | WD | 03-ARM'S LENGTH | \$2,295,000 | \$1,790,079 |
| Totals: | | | \$15,925,000 | | | \$15,524,000 | \$13,489,819 |

| Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|-------------|--------------------|--------------------------|--------------|
| \$639,555 | \$585,445 | \$481,021 | 1.217 |
| \$631,035 | \$368,965 | \$544,084 | 0.678 |
| \$631,035 | \$518,965 | \$544,084 | 0.954 |
| \$676,033 | \$1,213,967 | \$688,138 | 1.764 |
| \$646,830 | \$942,170 | \$719,893 | 1.309 |
| \$715,424 | \$1,684,576 | \$1,037,508 | 1.624 |
| \$715,424 | \$1,409,576 | \$1,037,508 | 1.359 |
| \$707,406 | \$1,142,594 | \$1,041,032 | 1.098 |
| \$707,406 | \$1,587,594 | \$1,041,032 | 1.525 |
| | \$9,453,852 | \$7,134,299 | |
| | | E.C.F. => | 1.325 |
| | | Ave. E.C.F. => | 1.281 |