

Warwick Shores ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-8403-0035-00-5	1501 W WATER ST	07/22/20	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$780,813
13-8404-0040-00-7	1501 W WATER ST	08/10/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$775,575
13-8405-0046-00-3	1501 W WATER ST	12/11/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$835,830
13-8410-0063-00-1	1501 W WATER ST	07/30/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$495,857
13-8410-0064-00-8	1501 W WATER ST	09/10/20	\$289,100	WD	03-ARM'S LENGTH	\$289,100	\$493,822
13-8410-0066-00-1	1501 W WATER ST	06/02/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$441,535
13-8410-0066-00-1	1501 W WATER ST	04/05/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$441,535
13-8410-0067-00-7	1501 W WATER ST	09/09/20	\$275,500	WD	03-ARM'S LENGTH	\$275,500	\$467,057
13-8410-0069-00-0	1501 W WATER ST	08/27/21	\$440,000	WD	03-ARM'S LENGTH	\$439,000	\$538,345
Totals:			\$3,614,600			\$3,613,600	\$5,270,369

Final Conclusion 1.501

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$200,249	\$349,751	\$220,579	1.586
\$200,249	\$299,751	\$218,589	1.371
\$200,249	\$339,751	\$241,482	1.407
\$200,249	\$199,751	\$112,313	1.779
\$200,249	\$88,851	\$111,540	0.797
\$200,249	\$59,751	\$91,674	0.652
\$200,249	\$159,751	\$91,674	1.743
\$200,249	\$75,251	\$101,371	0.742
\$200,249	\$238,751	\$128,456	1.859
	\$1,811,359	\$1,317,678	
		E.C.F. =>	1.375
		Ave. E.C.F. =>	1.326