

Dunewood Condominiums ECF

| Parcel Number     | Street Address | Sale Date | Sale Price         | Instr. | Terms of Sale   | Adj. Sale \$       | Cur. Appraisal     |
|-------------------|----------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|
| 62-1700-0001-00-3 | 430 Lake Drive | 09/20/23  | \$1,075,000        | WD     | 03-ARM'S LENGTH | \$1,075,000        | \$838,975          |
| 62-1700-0003-00-6 | 430 Lake Drive | 08/01/23  | \$1,175,000        | WD     | 03-ARM'S LENGTH | \$1,175,000        | \$856,408          |
| 62-1701-0011-00-7 | 409 Lake Drive | 07/10/23  | \$1,130,000        | WD     | 03-ARM'S LENGTH | \$1,130,000        | \$711,758          |
| <b>Totals:</b>    |                |           | <b>\$3,380,000</b> |        |                 | <b>\$3,380,000</b> | <b>\$2,407,141</b> |

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Final Conclusion 3.501

| <b>Land + Yard</b> | <b>Bldg. Residual</b> | <b>Cost Man. \$</b>      | <b>E.C.F.</b> |
|--------------------|-----------------------|--------------------------|---------------|
| \$226,588          | \$848,412             | \$279,501                | 3.035         |
| \$226,588          | \$948,412             | \$287,458                | 3.299         |
| \$326,385          | \$803,615             | \$175,889                | 4.569         |
|                    | <b>\$2,600,439</b>    | <b>\$742,848</b>         |               |
|                    |                       | <b>E.C.F. =&gt;</b>      | <b>3.501</b>  |
|                    |                       | <b>Ave. E.C.F. =&gt;</b> | <b>3.635</b>  |