

Harbor Pointe ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
62-2200-0001-00-7	501 N Whitaker	08/05/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$857,821	\$157,488
62-2201-0012-00-7	501 N Whitaker	07/06/21	\$460,000	WD	03-ARM'S LENGTH	\$456,500	\$552,052	\$168,853
62-2201-0015-00-6	501 N Whitaker	08/23/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$571,619	\$157,488
62-2202-0026-00-6	501 N Whitaker	05/12/22	\$789,900	WD	03-ARM'S LENGTH	\$789,900	\$743,690	\$157,488
Totals:			\$2,664,900			\$2,661,400	\$2,725,182	

Final Conclusion 1.613

Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$717,512	\$420,873	1.705	62-2500-0019-00-2
\$287,647	\$230,288	1.249	
\$382,512	\$248,877	1.537	62-2500-0024-00-6
\$632,412	\$352,285	1.795	62-2500-0033-00-5
\$2,020,083	\$1,252,323		
	E.C.F. =>	1.613	
	Ave. E.C.F. =>	1.572	