

North Barton Mews Condo ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
62-5000-0003-00-0	120 N Barton Street	10/21/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$489,806	\$34,285
62-5000-0004-00-0	120 N Barton Street	04/30/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$489,806	\$34,285
62-5000-0006-00-0	114 N Barton Street	11/24/23	\$775,000	WD	03-ARM'S LENGTH	\$745,000	\$398,144	\$18,479
62-5000-0007-00-0	114 N Barton Street	08/02/23	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$146,824	\$18,479
Totals:			\$2,554,000			\$2,524,000	\$1,524,580	

Final Conclusion 1.747

Bldg. Residual	Cost Man. \$	E.C.F.
\$565,715	\$455,521	1.242
\$545,715	\$455,521	1.198
\$726,521	\$353,835	2.053
\$580,521	\$119,613	4.853
\$2,418,472	\$1,384,490	
	E.C.F. =>	1.747
	Ave. E.C.F. =>	2.337