

Downtown Residential ECF

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|-------------------|----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|-------------|------------------|--------------------------|--------------|
| 62-0340-0144-00-7 | 17 W Mechanic Street | 07/19/21 | \$510,000 | WD | 03-ARM'S LENGTH | \$510,000 | \$531,913 | \$85,536 | \$424,464 | \$227,511 | 1.866 |
| 62-0340-0220-01-3 | 16 N Townsend Street | 04/28/20 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$381,160 | \$85,536 | \$214,464 | \$150,675 | 1.423 |
| 62-0340-0220-01-3 | 16 N Townsend Street | 02/26/21 | \$413,500 | WD | 03-ARM'S LENGTH | \$413,500 | \$381,160 | \$85,536 | \$327,964 | \$150,675 | 2.177 |
| Totals: | | | \$1,223,500 | | | \$1,223,500 | \$1,294,233 | | \$966,892 | \$528,861 | |
| | | | | | | | | | | E.C.F. => | 1.828 |
| | | | | | | | | | | Ave. E.C.F. => | 1.822 |

Final Conclusion 1.828