

Dunescape 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.	
62-1675-0002-02-0	103 N Thompson Street	12/14/20	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$490,734	\$39,610	\$361,390	\$303,787	1.190	
62-1675-0003-01-0	105 N Thompson Street	01/14/21	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$485,885	\$39,610	\$369,390	\$300,522	1.229	
62-1675-0012-00-1	121 N Thompson Street	11/02/22	\$581,000	WD	03-ARM'S LENGTH	\$581,000	\$514,988	\$39,610	\$541,390	\$320,120	1.691	
62-1690-0005-00-8	10 W Mechanic Street	11/05/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$512,830	\$39,610	\$525,390	\$318,667	1.649	
62-1690-0007-00-1	14 W Mechanic Street	09/22/20	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$530,239	\$39,610	\$449,390	\$330,390	1.360	
Totals:			\$2,445,000			\$2,445,000	\$2,534,676		\$2,246,950	\$1,573,486		
											E.C.F. =>	1.428
											Ave. E.C.F. =>	1.424

Final Conclusion 1.428