

Light Harbor Preserve Commercial

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.
62-0900-0005-00-6	225 N Whittaker Street	02/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$153,355	\$1,000	\$299,000	\$134,827	2.218
62-0900-0006-00-2	225 N Whittaker Street	09/11/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$142,752	\$1,000	\$229,000	\$225,003	1.018
Totals:			\$530,000			\$530,000	\$296,107		\$528,000	\$359,831	
										E.C.F. =>	1.467
										Ave. E.C.F. =>	1.618

Final Conclusion 1.467