

Light Harbor Preserve 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. |
|-------------------|------------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|-------------|--------------------|--------------------------|--------------|
| 62-0900-0021-00-1 | 231 N Whittaker Street | 09/01/21 | \$569,000 | WD | 03-ARM'S LENGTH | \$569,000 | \$540,840 | \$80,765 | \$488,235 | \$457,331 | 1.068 |
| 62-0900-0022-00-8 | 231 N Whittaker Street | 07/30/21 | \$674,150 | WD | 03-ARM'S LENGTH | \$674,150 | \$596,387 | \$80,765 | \$593,385 | \$512,547 | 1.158 |
| 62-0900-0023-00-4 | 231 N Whittaker Street | 03/31/21 | \$540,000 | WD | 03-ARM'S LENGTH | \$540,000 | \$579,740 | \$80,765 | \$459,235 | \$495,999 | 0.926 |
| 62-0900-0027-00-0 | 235 N Whittaker Street | 06/03/21 | \$500,000 | WD | 03-ARM'S LENGTH | \$470,000 | \$582,196 | \$80,765 | \$389,235 | \$498,440 | 0.781 |
| 62-0900-0028-00-6 | 235 N Whittaker Street | 11/06/20 | \$432,000 | WD | 03-ARM'S LENGTH | \$432,000 | \$530,485 | \$80,765 | \$351,235 | \$447,038 | 0.786 |
| 62-0900-0029-00-2 | 235 N Whittaker Street | 06/01/20 | \$425,000 | WD | 03-ARM'S LENGTH | \$425,000 | \$512,130 | \$80,765 | \$344,235 | \$428,792 | 0.803 |
| 62-0900-0033-00-0 | 235 N Whittaker Street | 11/17/20 | \$420,000 | WD | 03-ARM'S LENGTH | \$420,000 | \$537,485 | \$80,765 | \$339,235 | \$453,996 | 0.747 |
| 62-0900-0037-00-5 | 235 N Whittaker Street | 04/14/20 | \$432,500 | WD | 03-ARM'S LENGTH | \$409,131 | \$556,585 | \$80,765 | \$328,366 | \$472,982 | 0.694 |
| 62-0900-0037-00-5 | 235 N Whittaker Street | 08/22/22 | \$645,000 | WD | 03-ARM'S LENGTH | \$595,000 | \$556,585 | \$80,765 | \$514,235 | \$472,982 | 1.087 |
| 62-0900-0039-00-8 | 235 N Whittaker Street | 10/28/21 | \$547,000 | WD | 03-ARM'S LENGTH | \$547,000 | \$430,348 | \$80,765 | \$466,235 | \$347,498 | 1.342 |
| 62-0900-0047-00-1 | 235 N Whittaker Street | 09/03/21 | \$700,000 | WD | 03-ARM'S LENGTH | \$600,000 | \$607,241 | \$80,765 | \$519,235 | \$523,336 | 0.992 |
| Totals: | | | \$5,884,650 | | | \$5,681,281 | \$6,030,022 | | \$4,792,866 | \$5,110,941 | |
| | | | | | | | | | | E.C.F. => | 0.938 |
| | | | | | | | | | | Ave. E.C.F. => | 0.944 |

Final Conclusion .938