

North Barton Mews Condo 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.	
62-5000-0001-00-0	120 N Barton, Unit A	11/20/20	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$489,806	\$34,285	\$444,715	\$455,521	0.976	
62-5000-0003-00-0	120 N Barton Street	11/20/20	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$489,806	\$34,285	\$434,715	\$455,521	0.954	
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	\$565,715	\$455,521	1.242	
62-5000-0004-00-0	120 N Barton Street	11/20/20	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$489,806	\$34,285	\$434,715	\$455,521	0.954	
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	\$545,715	\$455,521	1.198	
62-5000-0005-00-0	120 N Barton Street	11/20/20	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$489,806	\$34,285	\$444,715	\$455,521	0.976	
62-5000-0006-00-0	114 N Barton Street	12/21/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$340,787	\$34,285	\$390,715	\$306,502	1.275	
Totals:			\$3,501,000			\$3,501,000	\$3,279,623		\$3,261,005	\$3,039,628		
											E.C.F. =>	1.073
											Ave. E.C.F. =>	1.082

Final Conclusion 1.073