

Walden 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.	
62-8370-0002-00-3	32 Walden Way	06/15/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$103,096	\$33,400	\$91,600	\$66,000	1.388	
62-8370-0005-00-2	26 Walden Way	10/21/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$307,408	\$33,400	\$306,600	\$259,477	1.182	
62-8370-0006-00-9	24 Walden Way	10/28/21	\$593,000	WD	03-ARM'S LENGTH	\$563,000	\$380,937	\$33,400	\$529,600	\$329,107	1.609	
62-8370-0010-00-6	16 Walden Way	04/07/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$388,146	\$33,400	\$536,600	\$335,934	1.597	
Totals:			\$1,628,000			\$1,598,000	\$1,179,587		\$1,464,400	\$990,518		
											E.C.F. =>	1.478
											Ave. E.C.F. =>	1.444

Final Conclusion 1.478