

Warwick #1 Lakefront 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.
62-8400-0001-00-2	1501 W Water Street	11/17/21	\$650,000	WD	03-ARM'S LENGTH	\$645,000	\$843,403	\$66,300	\$578,700	\$382,621	1.512
62-8400-0005-00-8	1501 W Water Street	07/31/20	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$470,355	\$67,606	\$219,894	\$198,301	1.109
62-8401-0008-00-5	1501 W Water Street	07/02/20	\$227,000	WD	03-ARM'S LENGTH	\$225,200	\$305,226	\$67,770	\$157,430	\$116,916	1.347
62-8401-0010-00-0	1501 W Water Street	09/25/20	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$464,169	\$67,606	\$281,394	\$195,255	1.441
62-8401-0011-00-6	1501 W Water Street	12/09/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$575,195	\$71,836	\$468,164	\$247,838	1.889
62-8401-0013-00-9	1501 W Water Street	08/11/22	\$632,000	WD	03-ARM'S LENGTH	\$632,000	\$524,440	\$67,908	\$564,092	\$224,782	2.510
62-8401-0015-00-1	1501 W Water Street	10/06/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$469,060	\$67,606	\$507,394	\$197,663	2.567
62-8402-0022-00-6	1501 W Water Street	06/27/22	\$605,000	WD	03-ARM'S LENGTH	\$598,000	\$475,518	\$66,300	\$531,700	\$201,486	2.639
62-8402-0024-00-9	1501 W Water Street	07/06/22	\$1,215,000	WD	03-ARM'S LENGTH	\$1,205,000	\$740,291	\$70,851	\$1,134,149	\$329,611	3.441
62-8402-0025-00-5	1501 W Water Street	12/09/20	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$594,603	\$71,027	\$538,973	\$257,792	2.091
62-8402-0027-00-8	1501 W Water Street	11/18/20	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$562,490	\$66,300	\$478,700	\$244,308	1.959
Totals:			\$6,235,500			\$6,211,700	\$6,024,750		\$5,460,590	\$2,596,573	
										E.C.F. =>	2.103
										Ave. E.C.F. =>	2.046

Final Conclusion 2.103