

Warwick Shores #2 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.
62-8406-0052-00-5	1501 W Water Street	07/17/20	\$215,000	WD	03-ARM'S LENGTH	\$208,500	\$259,409	\$20,026	\$188,474	\$182,735	1.031
62-8406-0054-00-8	1501 W Water Street	07/30/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$365,709	\$20,026	\$304,974	\$263,880	1.156
62-8411-0073-00-9	1501 W Water Street	05/14/21	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$205,469	\$10,013	\$286,987	\$149,203	1.923
Totals:			\$837,000			\$830,500	\$830,587		\$780,435	\$595,818	
										E.C.F. =>	1.310
										Ave. E.C.F. =>	1.370

Final Conclusion 1.31