

Waterways 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.
62-8500-0001-00-9	227 N Townsend Street	06/12/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$376,813	\$73,442	\$261,558	\$270,867	0.966
62-8500-0005-00-4	225 N Townsend Street	10/11/21	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$376,813	\$73,442	\$325,558	\$270,867	1.202
62-8500-0009-00-0	223 N Townsend Street	11/06/20	\$335,000	WD	03-ARM'S LENGTH	\$334,000	\$376,813	\$73,442	\$260,558	\$270,867	0.962
Totals:			\$1,069,000			\$1,068,000	\$1,130,439		\$847,674	\$812,601	
										E.C.F. =>	1.043
										Ave. E.C.F. =>	1.043

Final Conclusion 1.043