

River Trace Estates ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
17-6750-0007-00-0	2275 AUTUMN RIDGE	09/14/20	\$532,000	WD	03-ARM'S LENGTH	\$531,700
17-6750-0011-00-7	2329 SPRING ARBOR	09/15/21	\$781,300	WD	03-ARM'S LENGTH	\$781,300
17-6750-0015-00-2	2351 AUTUMN RIDGE	04/01/21	\$637,000	WD	03-ARM'S LENGTH	\$637,000
17-6750-0036-00-0	2143 WINTERS WAY	06/26/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000
17-6750-0038-00-2	2206 AUTUMN RIDGE	02/05/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000
Totals:			\$2,730,300			\$2,730,000

Final Conclusion .74

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$584,278	\$80,573	\$451,127	\$633,591	0.712
\$781,756	\$94,809	\$686,491	\$864,084	0.794
\$642,780	\$127,873	\$509,127	\$647,682	0.786
\$424,228	\$103,537	\$271,463	\$403,385	0.673
\$459,567	\$133,119	\$271,881	\$410,626	0.662
\$2,892,609		\$2,190,089	\$2,959,369	
			E.C.F. =>	0.740
			Ave. E.C.F. =>	0.726