

Rivers Edge Townhomes ECF

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ |
|-------------------|---------------------|-----------|--------------------|--------|-----------------|--------------------|
| 17-6755-0001-00-2 | 3480 RIVERS EDGE DR | 05/13/21 | \$230,000 | WD | 03-ARM'S LENGTH | \$230,000 |
| 17-6755-0002-00-9 | 3474 RIVERS EDGE DR | 09/21/20 | \$179,000 | WD | 03-ARM'S LENGTH | \$179,000 |
| 17-6755-0005-00-8 | 3464 RIVERS EDGE DR | 03/23/22 | \$238,000 | WD | 03-ARM'S LENGTH | \$236,800 |
| 17-6755-0007-00-1 | 3476 RIVERS EDGE DR | 09/11/20 | \$167,000 | WD | 03-ARM'S LENGTH | \$167,000 |
| 17-6755-0008-00-7 | 3470 RIVERS EDGE DR | 07/27/21 | \$225,000 | WD | 03-ARM'S LENGTH | \$225,000 |
| 17-6755-0011-00-8 | 729 VIOLET | 03/11/21 | \$242,500 | WD | 03-ARM'S LENGTH | \$242,500 |
| Totals: | | | \$1,281,500 | | | \$1,280,300 |

Final Conclusion 1.052

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|--------------------|-------------|--------------------|--------------------|--------------|
| \$210,043 | \$28,371 | \$201,629 | \$164,707 | 1.224 |
| \$200,736 | \$28,795 | \$150,205 | \$155,885 | 0.964 |
| \$202,246 | \$28,795 | \$208,005 | \$157,254 | 1.323 |
| \$201,079 | \$28,795 | \$138,205 | \$156,196 | 0.885 |
| \$207,341 | \$28,795 | \$196,205 | \$161,873 | 1.212 |
| \$312,298 | \$28,795 | \$213,705 | \$257,029 | 0.831 |
| \$1,333,743 | | \$1,107,954 | \$1,052,944 | |
| | | | E.C.F. => | 1.052 |
| | | | Ave. E.C.F. => | 1.073 |