

Royal Circle Sub #6765 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
17-6765-0004-00-9	4340 SOUTH ROYAL CURVE	05/13/20	\$309,000	WD	03-ARM'S LENGTH	\$304,000
17-6765-0008-00-4	4274 SOUTH ROYAL CURVE	11/09/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000
17-6765-0014-00-4	4178 SOUTH ROYAL CURVE	07/08/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000
17-6765-0019-00-6	4132 SOUTH ROYAL CURVE	05/11/21	\$369,900	WD	03-ARM'S LENGTH	\$369,900
17-6765-0025-00-6	4305 SOUTH ROYAL CURVE	09/03/21	\$391,500	WD	03-ARM'S LENGTH	\$391,500
Totals:			\$1,790,400			\$1,785,400

Final Conclusion 1.009

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$338,100	\$30,459	\$273,541	\$288,594	0.948	
\$348,737	\$29,776	\$295,224	\$299,213	0.987	
\$413,014	\$27,903	\$367,097	\$361,267	1.016	
\$367,195	\$34,603	\$335,297	\$312,000	1.075	
\$410,757	\$24,921	\$366,579	\$361,947	1.013	
\$1,877,803		\$1,637,738	\$1,623,022		
			E.C.F. =>	1.009	
			Ave. E.C.F. =>	1.008	