

Eagle Pointe Harbor Club ECF

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard
18-1750-0005-00-4	2317 SOUTH POINTE WAY	09/16/20	\$218,000	\$225,717	\$7,200
18-1750-0006-00-1	2329 SOUTH POINTE WAY	08/13/21	\$228,000	\$219,547	\$7,200
18-1750-0007-00-7	2337 SOUTH POINTE WAY	02/09/22	\$201,500	\$194,000	\$7,200
18-1750-0008-00-3	2347 SOUTH POINTE WAY	07/16/21	\$225,000	\$195,071	\$7,200
18-1750-0009-00-0	2327 SOUTH POINTE WAY	08/14/20	\$285,000	\$339,557	\$7,200
18-1750-0010-00-8	2335 SOUTH POINTE WAY	09/09/20	\$298,000	\$353,257	\$7,200
18-1750-0011-00-4	2345 SOUTH POINTE WAY	09/22/22	\$385,000	\$312,753	\$7,200
Totals:			\$1,840,500	\$1,839,902	

Final Conclusion .888

Bldg. Residual	Cost Man. \$	E.C.F.
\$210,800	\$246,078	0.857
\$220,800	\$239,130	0.923
\$194,300	\$210,360	0.924
\$217,800	\$211,566	1.029
\$277,800	\$374,276	0.742
\$290,800	\$389,704	0.746
\$377,800	\$344,091	1.098
\$1,790,100	\$2,015,205	
	E.C.F. =>	0.888
	Ave. E.C.F. =>	0.903