

Camelot Place Condo ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
18-9500-0003-00-6	2502 DOVER LN	01/20/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$191,144	\$24,606
18-9500-0011-00-9	2510 DOVER LN	08/18/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$162,047	\$24,606
18-9500-0012-00-5	2511 DOVER LN	03/22/22	\$160,175	WD	03-ARM'S LENGTH	\$160,175	\$155,669	\$24,606
18-9500-0013-00-1	2512 DOVER LN	01/06/22	\$189,000	WD	03-ARM'S LENGTH	\$187,500	\$227,342	\$25,316
18-9500-0020-00-8	2519 DOVER LN	11/02/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$207,599	\$25,316
18-9501-0024-00-1	2543 DOVER LN	06/11/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$162,687	\$25,138
18-9502-0036-00-8	2533 ESSEX CT	09/29/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$185,367	\$24,926
18-9502-0037-00-4	2534 ESSEX CT	07/15/21	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$224,005	\$25,138
18-9502-0038-00-1	2535 ESSEX CT	07/22/22	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$235,878	\$25,440
18-9502-0041-00-1	2542 ESSEX CT	11/12/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$194,134	\$24,886
18-9504-0068-00-3	2511 BRISTOL TERRACE	07/02/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$197,808	\$26,240
18-9504-0073-00-7	2541 BRISTOL TERRACE	01/14/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$211,133	\$24,606
18-9505-0079-00-3	2553 BRISTOL TERRACE	04/29/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$222,710	\$24,606
18-9505-0088-00-2	2533 BRISTOL TERRACE	06/29/22	\$243,000	WD	03-ARM'S LENGTH	\$242,600	\$238,145	\$24,606
18-9505-0092-00-0	2563 BRISTOL TERRACE	11/22/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$222,262	\$24,606
18-9505-0095-00-9	2572 BRISTOL TERRACE	06/21/21	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$256,285	\$24,606
18-9506-0114-00-1	2571 STRATFORD DR	10/05/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$209,705	\$24,606
<b>Totals:</b>			<b>\$3,119,675</b>			<b>\$3,117,775</b>	<b>\$3,503,920</b>	

<b>Bldg. Residual</b>	<b>Cost Man. \$</b>	<b>E.C.F.</b>
\$165,394	\$166,538	0.993
\$135,394	\$137,441	0.985
\$135,569	\$131,063	1.034
\$162,184	\$202,026	0.803
\$156,684	\$182,283	0.860
\$139,862	\$137,549	1.017
\$160,074	\$160,441	0.998
\$172,862	\$198,867	0.869
\$167,060	\$210,438	0.794
\$145,114	\$169,248	0.857
\$135,760	\$171,568	0.791
\$130,394	\$186,527	0.699
\$190,394	\$198,104	0.961
\$217,994	\$213,539	1.021
\$165,394	\$197,656	0.837
\$163,394	\$231,679	0.705
\$150,394	\$185,099	0.813
<b>\$2,693,921</b>	<b>\$3,080,066</b>	
	<b>E.C.F. =&gt;</b>	<b>0.875</b>
	<b>Ave. E.C.F. =&gt;</b>	<b>0.885</b>