

Chateau Vsq Condos ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
43-1150-0001-00-9	2727 S LAKESHORE DR	08/21/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$218,261	\$84,570
43-1150-0011-00-4	2727 S LAKESHORE DR	12/30/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$216,230	\$84,570
43-1150-0032-00-1	2727 S LAKESHORE DR	01/06/22	\$275,370	WD	03-ARM'S LENGTH	\$274,995	\$264,621	\$84,570
Totals:			\$770,370			\$769,995	\$699,112	

Final Conclusion .845

Bldg. Residual	Cost Man. \$	E.C.F.
\$145,430	\$183,390	0.793
\$180,430	\$180,604	0.999
\$190,425	\$246,984	0.771
\$516,285	\$610,977	
	E.C.F. =>	0.845
	Ave. E.C.F. =>	0.854