

Churchill Farms 1550 ECF

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard
43-1550-0001-00-4	3414 MAGNOLIA LN	04/27/22	\$1,560,000	\$1,079,510	\$344,283
43-1550-0025-00-1	3471 MAGNOLIA LN	10/02/20	\$635,000	\$692,951	\$136,226
43-1550-0034-00-0	2545 CHURCHILL DR	08/11/20	\$400,000	\$425,892	\$96,655
43-1550-0035-00-6	2535 CHURCHILL DR	09/18/20	\$394,000	\$482,141	\$121,734
43-1550-0036-00-2	2525 CHURCHILL DR	06/15/22	\$510,000	\$436,140	\$90,376
43-1550-0040-00-0	3462 BLUEGRASS WAY	07/30/21	\$495,000	\$478,377	\$105,365
43-1550-0041-00-6	3472 BLUEGRASS WAY	01/29/21	\$412,000	\$447,108	\$113,211
43-1550-0046-00-8	2590 PRIMROSE PATH	08/06/20	\$445,000	\$501,101	\$114,119
43-1550-0047-00-4	3515 BLUEGRASS WAY	09/10/21	\$600,000	\$623,084	\$120,718
43-1550-0050-00-5	3487 BLUEGRASS WAY	07/31/20	\$415,000	\$515,014	\$99,944
43-1550-0056-00-3	3520 S LAKESHORE DR	07/06/21	\$566,000	\$571,765	\$128,030
Totals:			\$6,432,000	\$6,253,083	

Final Conclusion .768 ECF

Bldg. Residual	Cost Man. \$	E.C.F.
\$1,215,717	\$993,550	1.224
\$498,774	\$752,331	0.663
\$303,345	\$444,915	0.682
\$272,266	\$487,037	0.559
\$419,624	\$467,249	0.898
\$389,635	\$504,070	0.773
\$298,789	\$451,212	0.662
\$330,881	\$522,949	0.633
\$479,282	\$678,873	0.706
\$315,056	\$560,905	0.562
\$437,970	\$599,642	0.730
\$4,961,339	\$6,462,732	
	E.C.F. =>	0.768
	Ave. E.C.F. =>	0.736