

Churchill Farms ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
43-1550-0001-00-4	3414 MAGNOLIA LN	04/27/22	\$1,560,000	WD	03-ARM'S LENGTH	\$1,560,000	\$1,560,000
43-1550-0025-00-1	3471 MAGNOLIA LN	07/27/22	\$1,000,000	WD	03-ARM'S LENGTH	\$980,000	\$898,732
43-1550-0036-00-2	2525 CHURCHILL DR	06/15/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$442,816
43-1550-0040-00-0	3462 BLUEGRASS WAY	07/30/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$425,557
43-1550-0047-00-4	3515 BLUEGRASS WAY	09/10/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$561,241
43-1550-0056-00-3	3520 S LAKESHORE DR	07/06/21	\$566,000	WD	03-ARM'S LENGTH	\$566,000	\$741,324
<b>Totals:</b>			<b>\$4,731,000</b>			<b>\$4,711,000</b>	<b>\$4,629,670</b>

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Final Conclusion .786

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$711,611	\$848,389	\$1,104,673	0.768
\$217,464	\$762,536	\$887,068	0.860
\$33,523	\$476,477	\$532,934	0.894
\$41,453	\$453,547	\$500,135	0.907
\$38,086	\$561,914	\$681,191	0.825
\$189,361	\$376,639	\$718,702	0.524
	<b>\$3,479,502</b>	<b>\$4,424,703</b>	
		<b>E.C.F. =&gt;</b>	<b>0.786</b>
		<b>Ave. E.C.F. =&gt;</b>	<b>0.796</b>