

Eagle Pointe Harbor Club ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
18-1750-0006-00-1	2329 SOUTH POINTE WAY	08/13/21	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$253,698	\$25,257
18-1750-0007-00-7	2337 SOUTH POINTE WAY	02/09/22	\$211,500	WD	03-ARM'S LENGTH	\$201,500	\$226,212	\$25,257
18-1750-0008-00-3	2347 SOUTH POINTE WAY	07/16/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$227,364	\$25,257
18-1750-0010-00-8	2335 SOUTH POINTE WAY	11/04/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$397,536	\$25,257
18-1750-0011-00-4	2345 SOUTH POINTE WAY	09/22/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$353,966	\$25,257
<b>Totals:</b>			<b>\$1,449,400</b>			<b>\$1,439,400</b>	<b>\$1,458,776</b>	

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Final Conclusion .875

<b>Bldg. Residual</b>	<b>Cost Man. \$</b>	<b>E.C.F.</b>
\$202,743	\$257,253	0.788
\$176,243	\$226,301	0.779
\$199,743	\$227,598	0.878
\$374,643	\$419,233	0.894
\$359,743	\$370,168	0.972
<b>\$1,313,115</b>	<b>\$1,500,553</b>	
	<b>E.C.F. =&gt;</b>	<b>0.875</b>
	<b>Ave. E.C.F. =&gt;</b>	<b>0.862</b>