

Section 1 East Side Subs ECF

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard
18-3130-0002-00-3	2970 DOZER DR	01/15/21	\$333,000	\$372,762	\$10,823
18-3130-0010-00-6	2830 DOZER DR	10/08/21	\$320,000	\$330,965	\$8,079
18-3140-0016-00-1	3041 BLUFFWOOD PLACE	06/15/21	\$375,000	\$355,140	\$21,951
18-3150-0022-00-9	3056 RIDGEVIEW	09/20/21	\$325,000	\$341,992	\$24,994
18-3160-0040-00-4	255 N BLUFFWOOD TERRACE	04/02/21	\$355,600	\$418,577	\$23,609
18-3160-0046-00-2	3120 BLUFFWOOD PLACE	04/08/22	\$386,000	\$312,159	\$15,066
18-3160-0048-00-5	3140 BLUFFWOOD PLACE	06/22/20	\$309,100	\$298,751	\$52,749
18-3170-0049-00-9	261 N BLUFFWOOD TERRACE	02/24/21	\$370,000	\$453,589	\$11,363
18-3180-0055-00-6	276 N BLUFFWOOD TERRACE	11/13/20	\$335,000	\$363,198	\$18,783
18-3180-0062-00-2	281 S BLUFFWOOD TERRACE	04/04/22	\$469,000	\$395,927	\$15,227
18-3180-0071-00-1	350 S BLUFFWOOD TERRACE	07/30/21	\$411,250	\$360,427	\$21,082
18-6100-0007-00-0	2954 W BLUFFWOOD TERRACE	10/19/20	\$300,000	\$283,659	\$12,265
Totals:			\$4,288,950	\$4,287,146	

Final Conclusion .95 ECF

Bldg. Residual	Cost Man. \$	E.C.F.
\$322,177	\$380,988	0.846
\$311,921	\$339,880	0.918
\$353,049	\$350,725	1.007
\$300,006	\$333,682	0.899
\$331,991	\$415,756	0.799
\$370,934	\$312,729	1.186
\$256,351	\$258,949	0.990
\$358,637	\$465,501	0.770
\$316,217	\$362,542	0.872
\$453,773	\$400,737	1.132
\$390,168	\$357,205	1.092
\$287,735	\$285,678	1.007
\$4,052,959	\$4,264,374	
	E.C.F. =>	0.950
	Ave. E.C.F. =>	0.960