

Shoreham Conodos 6600 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
43-6600-0008-00-6	2544 HOLIDAY HOUSE ROAD	11/16/23	\$372,500	WD	03-ARM'S LENGTH	\$372,500	\$410,264
43-6600-0014-00-6	2574 HOLIDAY HOUSE ROAD	05/27/22	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$471,331
43-6600-0021-00-2	2547 HOLIDAY HOUSE ROAD	10/27/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$412,223
<b>Totals:</b>			<b>\$1,060,500</b>			<b>\$1,060,500</b>	<b>\$1,293,818</b>

---

Final Conclusion .806

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$30,000	\$342,500	\$380,264	0.901
\$32,406	\$295,594	\$438,925	0.673
\$30,000	\$330,000	\$382,223	0.863
	<b>\$968,094</b>	<b>\$1,201,412</b>	
		<b>E.C.F. =&gt;</b>	<b>0.806</b>
		<b>Ave. E.C.F. =&gt;</b>	<b>0.813</b>