

Shoreham Highlands Condos ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
43-7503-0002-00-1	2456 SHOREHAM HLD DR	05/07/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$263,944	\$1,721
43-7511-0022-00-3	3386 COVENTRY CT	07/19/23	\$318,500	WD	03-ARM'S LENGTH	\$288,500	\$291,097	\$1,877
Totals:			\$518,500			\$488,500	\$555,041	

Final Conclusion .879

Bldg. Residual	Cost Man. \$	E.C.F.
\$198,279	\$262,223	0.756
\$286,623	\$289,220	0.991
\$484,902	\$551,443	
	E.C.F. =>	0.879
	Ave. E.C.F. =>	0.874