

Woodgate by the Lake Condo ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
43-8600-0004-00-1	2576 CHERRYWOOD CT	08/12/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$210,571	\$24,794
43-8600-0011-00-8	2594 CHERRYWOOD CT	12/10/21	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$170,770	\$24,794
43-8600-0015-00-3	2604 CHERRYWOOD CT	04/28/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$186,299	\$24,827
43-8600-0016-00-0	2606 CHERRYWOOD CT	10/28/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$213,197	\$24,400
43-8600-0027-00-1	2634 CHERRYWOOD CT	06/17/21	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$170,358	\$24,794
Totals:			\$722,800			\$722,800	\$951,195	

Final Conclusion .724

Bldg. Residual	Cost Man. \$	E.C.F.
\$115,206	\$185,777	0.620
\$98,206	\$145,976	0.673
\$115,073	\$161,472	0.713
\$150,600	\$188,797	0.798
\$120,106	\$145,564	0.825
\$599,191	\$827,586	
	E.C.F. =>	0.724
	Ave. E.C.F. =>	0.726