

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table
14-090-010-020-00	24412 US HWY 12	09/03/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$175,559	\$449,441	\$287,192	1.565	ALL CHANNELS
14-090-245-014/015-00	23219 N PARK DR	12/11/20	\$392,500	WD	19-MULTI PARCEL	\$392,500	\$218,220	\$174,280	\$155,650	1.120	ALL CHANNELS
14-090-260-008-00	68432 GINGER ST	04/26/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$169,717	\$155,283	\$127,242	1.220	ALL CHANNELS
14-090-330-022-00	68278 MORTON DR	09/15/20	\$364,500	WD	03-ARM'S LENGTH	\$364,500	\$169,564	\$194,936	\$152,218	1.281	ALL CHANNELS
14-090-330-024-00	68300 MORTON DR	09/30/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$175,217	\$299,783	\$278,774	1.075	ALL CHANNELS
14-090-330-032-00	68458 MORTON DR	09/03/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$169,623	\$180,377	\$159,647	1.130	ALL CHANNELS

**Totals: \$2,532,000 \$2,532,000 \$1,454,100 \$1,160,723**

E.C.F. =>	1.253
Ave. E.C.F. =>	1.232 ALL CHANNELS
USE ==>	1.250