

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	TIME ADJ \$	Adj. Sale \$	LAND VALUE	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
14-090-380-003-00	68570 MORTON DR UNIT 103	05/18/18	\$122,000	OTH	03-ARM'S LENGTH	\$36,600	\$158,600	\$0	\$158,600	\$105,918	1.497	EAGLE LK CONDOS
14-090-380-003-00	68570 MORTON DR UNIT 103	06/04/21	\$185,600	WD	03-ARM'S LENGTH	N/A	\$185,600	\$0	\$185,600	\$105,919	1.752	EAGLE LK CONDOS
14-090-380-004-00	68570 MORTON DR UNIT 104	05/04/18	\$120,000	WD	03-ARM'S LENGTH	\$36,000	\$156,000	\$0	\$156,000	\$105,918	1.473	EAGLE LK CONDOS
14-090-380-004-00	68570 MORTON DR UNIT 104	06/30/21	\$175,000	WD	03-ARM'S LENGTH	N/A	\$175,000	\$0	\$175,000	\$105,919	1.652	EAGLE LK CONDOS
14-090-380-010-00	68570 MORTON DR UNIT 202	06/08/18	\$91,400	WD	03-ARM'S LENGTH	\$27,420	\$118,820	\$0	\$118,820	\$105,918	1.122	EAGLE LK CONDOS
14-090-380-013-00	68570 MORTON DR UNIT 205	03/21/22	\$195,000	WD	03-ARM'S LENGTH	N/A	\$195,000	\$0	\$195,000	\$105,919	1.841	EAGLE LK CONDOS
<b>Totals:</b>			<b>\$889,000</b>				<b>\$989,020</b>		<b>\$989,020</b>	<b>\$635,510</b>		

E.C.F. =>	1.556	
Ave. E.C.F. =>	1.556	EAGLE LK CONDOS
USE ==>	1.560	

THE 2 DUPLICATE SALES SHOW AN AVERAGE OF A 32% INCREASE OVER 3 YEARS--SO THE YEARLY AVEAGE INCREASE WOULD BE APROXIMATELY 10%