

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land TYPE
14-090-380-003-00	68570 MORTON DR UNIT 103	06/04/21	\$185,600	WD	03-ARM'S LENGTH	\$185,600	\$0	\$185,600	\$109,687	1.692	EAGLE CONDO
14-090-380-004-00	68570 MORTON DR UNIT 104	06/30/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$0	\$175,000	\$109,687	1.595	EAGLE CONDO
14-090-380-013-00	68570 MORTON DR UNIT 205	03/21/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$0	\$195,000	\$109,687	1.778	EAGLE CONDO
14-090-380-014-00	68570 MORTON DR UNIT 206	05/25/22	\$190,000	OTH	21-NOT USED/OTHER	\$190,000	\$0	\$190,000	\$109,687	1.732	EAGLE CONDO
Totals:			\$745,600			\$745,600		\$745,600	\$438,749		

E.C.F. =>	1.699
Ave. E.C.F. =>	1.699 EAGLE CONDO
USE ==>	1.700

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