

Combined building ECF: 1.45

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
04-040-004-00	11744 E STATE ST	07/21/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$97,600	37.54	\$252,651	\$169,592	\$90,408	\$83,059	1.088
04-060-020-00	11777 LAKE SHORE DR	03/18/22	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$109,800	37.86	\$282,499	\$211,497	\$78,503	\$71,002	1.106
04-060-001-20	11987 EVERGREEN ST	08/16/21	\$425,000	AFF	03-ARM'S LENGTH	\$425,000	\$160,000	37.65	\$395,284	\$217,696	\$207,304	\$177,588	1.167
04-060-124-00	11451 LAKE SHORE DR	03/31/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$146,700	34.12	\$371,607	\$174,204	\$255,796	\$197,403	1.296
04-060-044-20	11751 LAKE SHORE DR	04/16/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$165,400	33.08	\$391,269	\$246,750	\$253,250	\$144,519	1.752
04-060-011-00	11831 EVERGREEN ST	07/19/21	\$650,000	AFF	03-ARM'S LENGTH	\$650,000	\$173,100	26.63	\$449,402	\$214,118	\$435,882	\$235,284	1.853
Totals:			\$2,555,000			\$2,555,000	\$852,600		\$2,142,712		\$1,321,143	\$908,855	
								Sale. Ratio =>	33.37			E.C.F. =>	1.454
								Std. Dev. =>	4.35			Ave. E.C.F. =>	1.377

04-060-129-00	11411 LAKE SHORE DR	03/04/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$168,600	46.83	\$574,529	\$285,180	\$74,820	\$289,349	0.259
04-040-013-00	11818 E STATE ST	06/07/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$202,100	61.24	\$446,413	\$255,332	\$74,668	\$191,081	0.391
04-060-139-00	11309 LAKE SHORE DR	04/02/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$166,700	47.63	\$386,704	\$301,985	\$48,015	\$84,719	0.567
04-060-060-00	11613 LAKE SHORE DR	07/30/21	\$370,000	AFF	03-ARM'S LENGTH	\$370,000	\$110,700	29.92	\$284,086	\$210,000	\$160,000	\$74,086	2.160
04-070-001-00	11297 S LAKESHORE DR	08/30/21	\$380,000	AFF	03-ARM'S LENGTH	\$380,000	\$112,700	29.66	\$290,888	\$228,262	\$151,738	\$62,626	2.423