

Used 1.025 combined building

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.
333 LAKECREST LN	08/27/20	\$306,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$306,500	\$74,700	24.37	\$335,312	\$63,000	\$243,500	\$251,675	0.968
417 LAKECREST LN	07/27/21	\$370,000	AFF	19-MULTI PARCEL ARM'S LENGTH	\$370,000	\$156,500	42.30	\$371,804	\$63,000	\$307,000	\$285,401	1.076
Totals:		\$676,500			\$676,500	\$231,200		\$707,116		\$550,500	\$537,076	
						Sale. Ratio =>	34.18				E.C.F. =>	1.025
						Std. Dev. =>	12.68				Ave. E.C.F. =>	1.022