

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.
04-060-119-00	11932 LAKE SHORE DR	08/14/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$72,100	37.97	\$206,180	\$20,000	\$169,900	\$152,983	1.111
04-075-015-00	8807 CEDAR RIDGE LN	01/17/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$94,200	34.25	\$295,573	\$27,800	\$247,200	\$220,027	1.123
04-070-033-00	11430 LAKE SHORE DR	09/04/20	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$55,500	29.52	\$189,686	\$39,903	\$148,097	\$123,076	1.203
04-070-029-00	11300 LAKE SHORE DR	01/25/22	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$152,300	28.26	\$434,293	\$28,750	\$510,250	\$333,232	1.531
04-060-107-00	11750 LAKE SHORE DR	11/13/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$63,000	30.00	\$171,279	\$28,670	\$181,330	\$117,181	1.547
04-060-106-00	11742 LAKE SHORE DR	11/20/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$39,900	26.96	\$105,158	\$26,477	\$121,523	\$64,652	1.880
Totals:			\$1,549,900			\$1,549,900	\$477,000		\$1,402,169		\$1,378,300	\$1,011,150	
								Sale. Ratio =>	30.78			E.C.F. =>	1.363
								Std. Dev. =>	4.15			Ave. E.C.F. =>	1.399

Used combined building ECF 1.36