

Bay - Diamond Lake ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
14-010-170-011-00	21557 LAKE ST	06/01/21	\$489,000	WD	03-ARM'S LENGTH	\$469,000
14-010-170-016-00	62543 TULIP TREE	08/26/21	\$545,000	WD	03-ARM'S LENGTH	\$535,000
14-010-170-017-00	62551 TULIP TREE LN	07/02/20	\$378,500	WD	03-ARM'S LENGTH	\$380,000
14-010-170-021-00	62625 TULIP TREE LN	10/19/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000
Totals:			\$1,747,500			\$1,719,000

Final Conclusion 1.241

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$542,903	\$193,783	\$275,217	\$259,955	1.059
\$356,152	\$90,195	\$444,805	\$198,032	2.246
\$509,597	\$161,063	\$218,937	\$259,519	0.844
\$398,691	\$197,228	\$137,772	\$150,010	0.918
\$1,807,343		\$1,076,731	\$867,516	
			E.C.F. =>	1.241
			Ave. E.C.F. =>	1.267