

Diamond Lake ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
14-010-006-070-40	21297 CARLTON	10/30/20	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$283,034
14-010-006-092-39	21748 LAKE	03/09/21	\$976,000	WD	03-ARM'S LENGTH	\$972,000	\$1,075,881
14-010-150-003-00	62196 CARLTON	01/13/21	\$591,000	OTH	03-ARM'S LENGTH	\$591,000	\$584,904
14-010-170-002-00	21636 LAKE	03/08/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$574,424
14-010-170-006-00	21578 LAKE	09/10/20	\$935,000	OTH	03-ARM'S LENGTH	\$935,000	\$853,539
Totals:			\$3,216,000			\$3,212,000	\$3,371,782

Final Conclusion .918

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$15,674	\$198,326	\$254,386	0.780
\$485,563	\$486,437	\$561,673	0.866
\$455,780	\$135,220	\$122,858	1.101
\$447,215	\$52,785	\$121,036	0.436
\$701,674	\$233,326	\$144,496	1.615
	\$1,106,094	\$1,204,449	
		E.C.F. =>	0.918
		Ave. E.C.F. =>	0.959