

Paradise Lake ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
14-010-002-018-80	62530 LAKEVIEW DR	04/28/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000
14-010-100-082-00	62333 CHICAGO BLVD	07/26/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000
14-010-100-173-00	17417 PARADISE LAKE RD	12/22/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000
14-010-160-024-00	18210 PARADISE COVE	07/02/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000
14-010-240-003-00	62420 S SHORE	08/17/20	\$87,500	WD	03-ARM'S LENGTH	\$87,500
Totals:			\$717,500			\$717,500

Final Conclusion 1.001

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$305,624	\$73,866	\$271,134	\$225,885	1.200
\$104,858	\$2,258	\$107,742	\$100,000	1.077
\$133,680	\$36,000	\$99,000	\$95,205	1.040
\$60,972	\$10,115	\$29,885	\$49,568	0.603
\$159,900	\$2,625	\$84,875	\$153,289	0.554
\$765,034		\$592,636	\$623,947	
			E.C.F. =>	0.950
			Ave. E.C.F. =>	0.895