

Bay - Diamond Lake ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
14-010-170-011-00	21557 LAKE ST	06/01/21	\$489,000	WD	03-ARM'S LENGTH	\$469,000	\$542,903	\$193,783
14-010-170-016-00	62543 TULIP TREE	08/26/21	\$545,000	WD	03-ARM'S LENGTH	\$535,000	\$356,152	\$90,195
<b>Totals:</b>			<b>\$1,034,000</b>			<b>\$1,004,000</b>	<b>\$899,055</b>	

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Final Conclusion 1.572

<b>Bldg. Residual</b>	<b>Cost Man. \$</b>	<b>E.C.F.</b>
\$275,217	\$259,955	1.059
\$444,805	\$198,032	2.246
<b>\$720,022</b>	<b>\$457,987</b>	
	<b>E.C.F. =&gt;</b>	<b>1.570</b>
	<b>Ave. E.C.F. =&gt;</b>	<b>1.652</b>