

Paradise Lake ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
14-010-002-018-80	62530 LAKEVIEW DR	04/28/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$305,624	\$73,866
14-010-100-082-00	62333 CHICAGO BLVD	07/26/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$104,858	\$2,258
14-010-100-173-00	17417 PARADISE LAKE RD	12/22/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$133,680	\$36,000
Totals:			\$590,000			\$590,000	\$544,162	

Final Conclusion 1.135

Bldg. Residual	Cost Man. \$	E.C.F.
\$271,134	\$225,885	1.200
\$107,742	\$100,000	1.077
\$99,000	\$95,205	1.040
\$477,876	\$421,090	
	E.C.F. =>	1.133
	Ave. E.C.F. =>	1.106