

Lake Front Township Tier 1 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
13-1850-0013-01-9	11151 MARQUETTE DR	04/21/21	\$2,130,000	WD	03-ARM'S LENGTH	\$2,130,000	\$1,712,198	\$1,065,471
13-4500-0032-00-6	11509 MARQUETTE DR	12/01/21	\$2,760,000	WD	03-ARM'S LENGTH	\$2,660,000	\$2,558,953	\$1,715,919
13-4500-0041-00-5	11411 MARQUETTE DR	12/20/21	\$3,195,000	WD	03-ARM'S LENGTH	\$3,195,000	\$3,462,203	\$2,431,195
13-4500-0049-00-6	11323 MARQUETTE DR	09/30/22	\$2,890,000	WD	03-ARM'S LENGTH	\$2,890,000	\$2,437,058	\$1,029,825
13-7721-0068-00-2	16516 WESTWAY	05/13/22	\$3,110,000	WD	03-ARM'S LENGTH	\$3,110,000	\$3,360,083	\$1,754,325
13-7721-0070-00-7	16548 WESTWAY	06/30/21	\$3,450,000	WD	03-ARM'S LENGTH	\$3,430,000	\$3,847,289	\$1,712,132
Totals:			\$17,535,000			\$17,415,000	\$17,377,784	

Final Conclusion 2.098

Bldg. Residual	Cost Man. \$	E.C.F.
\$1,064,529	\$309,735	3.437
\$944,081	\$403,752	2.338
\$763,805	\$493,778	1.547
\$1,860,175	\$673,962	2.760
\$1,355,675	\$769,041	1.763
\$1,717,868	\$1,022,585	1.680
\$7,706,133	\$3,672,853	
	E.C.F. =>	2.098
	Ave. E.C.F. =>	2.254