

Lake Michigan Riveria ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-4500-0077-01-8	11295 RIVIERA DR	06/09/20	\$1,700,000	WD	03-ARM'S LENGTH	\$1,675,000
13-4500-0133-01-5	11560 MARQUETTE DR	07/14/20	\$1,265,000	WD	03-ARM'S LENGTH	\$1,265,000
13-4500-0134-01-1	11552 MARQUETTE DR	08/06/21	\$2,005,000	WD	03-ARM'S LENGTH	\$2,005,000
13-4500-0223-02-2	11822 MARQUETTE DR	09/08/22	\$882,500	WD	03-ARM'S LENGTH	\$872,500
13-4500-0295-00-7	11560 RIVIERA DR	08/14/20	\$1,295,000	WD	03-ARM'S LENGTH	\$1,295,000
13-4500-0307-01-3	11516 RIVIERA DR	08/21/20	\$525,000	WD	03-ARM'S LENGTH	\$525,000
Totals:			\$7,672,500			\$7,637,500

Final Conclusion 1.601

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$1,979,595	\$814,479	\$860,521	\$744,241	1.156	13-4500-0089-00-8
\$1,558,023	\$358,358	\$906,642	\$735,089	1.233	
\$1,850,788	\$416,138	\$1,588,862	\$879,075	1.807	
\$866,514	\$349,681	\$522,819	\$316,687	1.651	
\$1,567,818	\$344,585	\$950,415	\$749,530	1.268	
\$656,350	\$314,668	\$210,332	\$209,364	1.005	
\$8,479,088		\$5,039,591	\$3,633,985		
			E.C.F. =>	1.387	
			Ave. E.C.F. =>	1.353	