

Lake Michigan Riveria ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
13-4500-0132-01-9	17138 ASH LN	09/17/21	\$1,530,000	WD	03-ARM'S LENGTH	\$1,530,000	\$1,029,570	\$273,278
13-4500-0134-01-1	11552 MARQUETTE DR	08/06/21	\$2,005,000	WD	03-ARM'S LENGTH	\$2,005,000	\$1,630,033	\$318,354
13-4500-0215-01-1	11872 MARQUETTE DR	10/03/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$550,320	\$260,986
13-4500-0223-02-2	11822 MARQUETTE DR	09/08/22	\$882,500	WD	03-ARM'S LENGTH	\$872,500	\$711,658	\$239,146
Totals:			\$5,617,500			\$5,607,500	\$3,921,581	

Final Conclusion 2.213

Bldg. Residual	Cost Man. \$	E.C.F.
\$1,256,722	\$545,272	2.305
\$1,686,646	\$945,695	1.783
\$939,014	\$208,604	4.501
\$633,354	\$340,672	1.859
\$4,515,736	\$2,040,243	
	E.C.F. =>	2.213
	Ave. E.C.F. =>	2.612