

Lakeshore Cottages 14600 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
13-4600-0001-00-0	9900 COTTAGE LN	05/25/22	\$1,175,000	WD	03-ARM'S LENGTH	\$1,175,000	\$371,600
13-4600-0011-00-5	9942 COTTAGE LN	09/22/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$167,200
13-4600-0015-00-1	9954 COTTAGE LN	12/04/20	\$383,000	WD	03-ARM'S LENGTH	\$373,000	\$137,200
13-4600-0024-00-0	9990 COTTAGE LN	06/23/21	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$190,600
13-4600-0025-00-6	9996 COTTAGE LN	03/02/21	\$862,000	WD	03-ARM'S LENGTH	\$862,000	\$334,800
13-4600-0037-00-4	9977 COTTAGE LN	12/17/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$186,300
<b>Totals:</b>			<b>\$4,160,000</b>			<b>\$4,150,000</b>	<b>\$1,387,700</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

Final Conclusion 1.708

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
31.63	\$827,715	\$205,452	\$969,548	\$422,446	2.295
25.72	\$710,749	\$239,396	\$410,604	\$319,995	1.283
36.78	\$439,841	\$157,007	\$215,993	\$192,012	1.125
29.78	\$637,767	\$147,977	\$492,023	\$332,512	1.480
38.84	\$953,389	\$248,856	\$613,144	\$478,298	1.282
41.40	\$590,794	\$236,261	\$213,739	\$240,688	0.888
	<b>\$4,160,255</b>		<b>\$2,915,051</b>	<b>\$1,985,951</b>	
<b>33.44</b>				<b>E.C.F. =&gt;</b>	<b>1.468</b>
<b>5.96</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.392</b>