

Lakeshore Cottages ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
13-4600-0001-00-0	9900 COTTAGE LN	02/14/23	\$1,410,000	WD	03-ARM'S LENGTH	\$1,410,000	\$1,317,173	\$507,223
13-4600-0003-00-2	9912 COTTAGE LN	03/29/23	\$859,000	WD	03-ARM'S LENGTH	\$809,000	\$930,157	\$423,279
13-4600-0008-00-4	9932 COTTAGE LN	05/24/22	\$1,499,000	WD	03-ARM'S LENGTH	\$1,373,000	\$1,166,747	\$365,552
13-4600-0024-00-0	9990 COTTAGE LN	06/23/21	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$843,775	\$318,646
<b>Totals:</b>			<b>\$4,408,000</b>			<b>\$4,232,000</b>	<b>\$4,257,852</b>	

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Final Conclusion 1.454

<b>Bldg. Residual</b>	<b>Cost Man. \$</b>	<b>E.C.F.</b>
\$902,777	\$551,737	1.636
\$385,721	\$345,285	1.117
\$1,007,448	\$545,773	1.846
\$321,354	\$357,717	0.898
<b>\$2,617,300</b>	<b>\$1,800,512</b>	
	<b>E.C.F. =&gt;</b>	<b>1.454</b>
	<b>Ave. E.C.F. =&gt;</b>	<b>1.374</b>