

Tier 2 Lakefront ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-2400-0012-00-8	13183 ROYAL DUNE	07/14/21	\$2,700,000	WD	03-ARM'S LENGTH	\$2,700,000	\$2,065,666
39-5250-0016-01-6	50011 CALLA AVE	11/08/21	\$2,500,000	WD	03-ARM'S LENGTH	\$2,500,000	\$1,878,140
39-5250-0044-04-4	50005 HIGH POINT LN	06/23/22	\$3,750,000	WD	03-ARM'S LENGTH	\$3,750,000	\$3,506,950
39-6750-0012-00-0	48003 RIDGE RD	10/28/21	\$1,390,000	WD	03-ARM'S LENGTH	\$1,390,000	\$1,452,174
Totals:			\$10,340,000			\$10,340,000	\$8,902,930

Final Conclusion 1.634

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$1,152,750	\$1,547,250	\$915,663	1.690
\$809,114	\$1,690,886	\$814,186	2.077
\$1,543,461	\$2,206,539	\$1,495,422	1.476
\$997,293	\$392,707	\$346,444	1.134
	\$5,837,382	\$3,571,715	
		E.C.F. =>	1.634
		Ave. E.C.F. =>	1.594