

Tier 2 Lake Front ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-2400-0003-00-9	13047 EDGE WATER	09/08/20	\$2,285,000	WD	03-ARM'S LENGTH	\$2,285,000
13-2400-0012-00-8	13183 ROYAL DUNE	07/14/21	\$2,700,000	WD	03-ARM'S LENGTH	\$2,700,000
13-2400-0016-00-3	13255 ROYAL DUNE	08/06/20	\$1,484,409	WD	03-ARM'S LENGTH	\$1,484,409
39-2001-0035-00-5	51015 LAKE PARK DR	08/14/20	\$2,447,000	WD	03-ARM'S LENGTH	\$2,397,000
39-2590-0009-00-3	46039 LAKE VIEW AVE	09/15/20	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000
39-2590-0063-00-8	47001 LAKE VIEW AVE	09/28/20	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000
39-5250-0002-02-3	52015 LAKE PARK AVE	12/23/20	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000
39-5250-0044-04-4	50005 HIGH POINT LN	06/23/22	\$3,750,000	WD	03-ARM'S LENGTH	\$3,750,000
39-5250-0072-00-5	49019 SKYHI RD	07/16/21	\$950,000	WD	03-ARM'S LENGTH	\$950,000
39-6750-0012-00-0	48003 RIDGE RD	10/28/21	\$1,390,000	WD	03-ARM'S LENGTH	\$1,390,000
39-7250-0001-01-0	49019 E MC KEAN DR	08/21/20	\$1,375,000	WD	03-ARM'S LENGTH	\$1,373,600
39-7250-0008-00-6	49005 E MC KEAN DR	07/31/20	\$1,630,000	OTH	03-ARM'S LENGTH	\$1,630,000
Totals:			\$21,961,409			\$21,910,009

Final Conclusion 1.404

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$1,831,243	\$1,050,304	\$1,234,696	\$783,289	1.576	
\$2,065,666	\$1,152,750	\$1,547,250	\$915,663	1.690	
\$1,676,529	\$890,414	\$593,995	\$788,480	0.753	
\$3,119,601	\$784,436	\$1,612,564	\$1,395,795	1.155	
\$1,738,924	\$442,205	\$707,795	\$775,086	0.913	
\$1,893,906	\$237,176	\$1,312,824	\$990,275	1.326	
\$2,167,432	\$727,708	\$522,292	\$860,564	0.607	
\$3,113,545	\$1,060,394	\$2,689,606	\$1,227,227	2.192	
\$1,141,921	\$670,570	\$279,430	\$281,740	0.992	39-5251-0214-00-2
\$1,250,788	\$711,992	\$678,008	\$322,054	2.105	
\$1,686,993	\$947,338	\$426,262	\$442,113	0.964	
\$1,959,145	\$765,093	\$864,907	\$713,719	1.212	
\$23,645,693		\$12,469,629	\$9,496,006		
			E.C.F. =>	1.313	
			Ave. E.C.F. =>	1.290	