

Union Pier ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-2770-0034-02-8	10386 TOWNLINE AVE	04/16/21	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000
13-2780-0001-03-8	10100 TOWNLINE AVE	10/28/20	\$899,000	WD	03-ARM'S LENGTH	\$899,000
13-2780-0001-05-4	16150 LAKESHORE RD	10/23/20	\$865,000	WD	03-ARM'S LENGTH	\$860,000
13-2780-0015-02-1	16128 MEADOW DR	12/08/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000
13-2780-0017-00-7	10200 TOWNLINE AVE	04/01/20	\$750,000	WD	03-ARM'S LENGTH	\$750,000
13-2780-0042-00-1	10266 APPLE AVE	06/25/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000
13-2780-0045-00-1	10300 APPLE AVE	06/16/20	\$617,500	WD	03-ARM'S LENGTH	\$617,500
13-6250-0003-00-4	16206 QUALITY LN	11/13/20	\$739,500	WD	03-ARM'S LENGTH	\$699,500
13-6250-0006-00-3	16212 QUALITY LN	06/17/20	\$555,000	WD	03-ARM'S LENGTH	\$555,000
13-6250-0007-00-0	16214 QUALITY LN	06/03/20	\$490,000	WD	03-ARM'S LENGTH	\$489,500
13-6250-0013-00-0	16226 QUALITY LN	11/18/21	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000
13-8550-0002-00-8	10024 TOWNLINE AVE	03/04/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000
13-8550-0004-00-1	10048 TOWNLINE AVE	09/23/20	\$465,000	WD	03-ARM'S LENGTH	\$465,000
13-8550-0006-00-3	10086 TOWNLINE AVE	06/03/20	\$1,425,000	WD	03-ARM'S LENGTH	\$1,425,000
13-8560-0003-01-0	16167 LAKESHORE RD	11/26/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000
Totals:			\$11,516,000			\$11,470,500

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$591,370	\$72,221	\$1,127,779	\$310,496	3.632	
\$1,112,848	\$188,349	\$710,651	\$552,930	1.285	
\$1,092,044	\$230,064	\$629,936	\$515,538	1.222	
\$592,442	\$314,865	\$435,135	\$166,015	2.621	
\$913,896	\$139,768	\$610,232	\$462,995	1.318	
\$493,181	\$90,020	\$259,980	\$241,125	1.078	
\$721,325	\$138,762	\$478,738	\$348,423	1.374	
\$836,871	\$124,790	\$574,710	\$425,886	1.349	
\$551,563	\$107,500	\$447,500	\$265,588	1.685	
\$619,392	\$111,542	\$377,958	\$303,738	1.244	
\$917,699	\$139,707	\$1,210,293	\$465,306	2.601	
\$512,224	\$60,000	\$500,000	\$270,469	1.849	
\$577,294	\$88,376	\$376,624	\$292,415	1.288	
\$1,346,354	\$219,773	\$1,205,227	\$691,154	1.744	13-8550-0007-01-8
\$451,400	\$138,122	\$361,878	\$187,367	1.931	
\$11,329,903		\$9,306,641	\$5,499,445		
			E.C.F. =>	1.692	
			Ave. E.C.F. =>	1.748	