

Union Pier ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-2780-0025-01-0	GORDON DR	07/13/22	\$858,255	WD	03-ARM'S LENGTH	\$858,255
13-6250-0013-00-0	16226 QUALITY LN	11/18/21	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000
13-8560-0003-01-0	16167 LAKESHORE RD	11/26/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000
13-8560-0015-01-8	16195 WILLIAMS CT	01/09/23	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000
Totals:			\$3,758,255			\$3,758,255

Final Conclusion 1.876

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$1,180,885	\$240,719	\$617,536	\$424,838	1.454
\$1,353,892	\$246,180	\$1,103,820	\$500,548	2.205
\$727,113	\$281,085	\$218,915	\$201,549	1.086
\$982,483	\$288,889	\$761,111	\$313,418	2.428
\$4,244,373		\$2,701,382	\$1,440,353	
			E.C.F. =>	1.876
			Ave. E.C.F. =>	1.793