

Big Fish Lake Welcher Drive ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
14-050-007-038-00	51857 WELCHER RD	10/29/20	\$280,500	WD	03-ARM'S LENGTH	\$279,500	\$347,797
14-050-007-041-00	51845 WELCHER RD	02/08/21	\$275,000	WD	03-ARM'S LENGTH	\$265,000	\$355,667
Totals:			\$555,500			\$544,500	\$703,464

Final Conclusion .75

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$147,928	\$131,572	\$171,856	0.766
\$107,706	\$157,294	\$213,208	0.738
	\$288,866	\$385,064	
		E.C.F. =>	0.750
		Ave. E.C.F. =>	0.752