

Big Fish Lake Red Run Road ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
14-050-175-028-00	RED RUN	06/12/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$179,730
14-050-425-034-00	50058 RED RUN DR	06/06/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$222,982
Totals:			\$480,000			\$480,000	\$402,712

Final Conclusion 1.27

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$108,120	\$71,880	\$79,215	0.907
\$103,657	\$196,343	\$131,997	1.487
	\$268,223	\$211,211	
		E.C.F. =>	1.270
		Ave. E.C.F. =>	1.197