

Pine Lake ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
14-050-010-003-00	51166 MAPLE RD	02/12/21	\$122,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$121,775
14-050-225-013-00	MAPLE	08/28/20	\$404,900	WD	03-ARM'S LENGTH	\$404,900
14-050-225-016-00	51008 MAPLE	09/02/20	\$86,000	WD	03-ARM'S LENGTH	\$86,000
14-050-225-019-00	MAPLE RD	09/17/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000
14-050-225-028-00	MAPLE RD	05/23/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000
14-050-225-029-00	51130 MAPLE RD	06/28/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000
14-050-225-030-00	MAPLE RD	05/27/21	\$172,500	WD	03-ARM'S LENGTH	\$157,500
<b>Totals:</b>			<b>\$1,244,400</b>			<b>\$1,229,175</b>

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Final Conclusion 1.382

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$124,036	\$71,540	\$50,235	\$58,720	0.855	14-050-225-031-50
\$203,318	\$31,253	\$373,647	\$192,466	1.941	14-050-003-012-10
\$81,499	\$40,530	\$45,470	\$45,827	0.992	
\$159,371	\$82,287	\$106,713	\$86,224	1.238	
\$110,556	\$87,250	\$42,750	\$26,069	1.640	
\$144,638	\$85,100	\$54,900	\$66,597	0.824	
\$143,436	\$88,446	\$69,054	\$61,510	1.123	
<b>\$966,854</b>		<b>\$742,769</b>	<b>\$537,414</b>		
			<b>E.C.F. =&gt;</b>	<b>1.382</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>1.231</b>	