

Big Fish Lake South Side Lake Street ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
14-050-017-011-00	52083 LAKE ST	09/15/21	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$197,328
14-050-017-019-30	14846 LAKE ST	09/23/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$220,016
<b>Totals:</b>			<b>\$368,500</b>			<b>\$368,500</b>	<b>\$417,344</b>

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Final Conclusion .958

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$5,650	\$142,850	\$164,813	0.867
\$134,055	\$85,945	\$73,913	1.163
	<b>\$228,795</b>	<b>\$238,727</b>	
		<b>E.C.F. =&gt;</b>	<b>0.958</b>
		<b>Ave. E.C.F. =&gt;</b>	<b>1.015</b>