

Hemlock Lake Maple Road ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
14-050-003-002-03	50397 MEDD-O-LANE	06/25/21	\$464,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$464,000
14-050-003-019-00	50511 MAPLE RD	08/25/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000
<b>Totals:</b>			<b>\$539,000</b>			<b>\$539,000</b>

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Final Conclusion .936

<b>Cur. Appraisal</b>	<b>Land + Yard</b>	<b>Bldg. Residual</b>	<b>Cost Man. \$</b>	<b>E.C.F.</b>
\$209,903	\$5,606	\$458,394	\$477,329	0.960
\$50,773	\$20,640	\$54,360	\$70,404	0.772
<b>\$260,676</b>		<b>\$512,754</b>	<b>\$547,734</b>	
			<b>E.C.F. =&gt;</b>	<b>0.936</b>
			<b>Ave. E.C.F. =&gt;</b>	<b>0.866</b>