

Waterfront Properties ECF 2021-2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
005-217-011-00	13510 N NEWBERG RD	08/27/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$51,900	41.52	\$126,945	\$23,007	\$101,993
005-227-019-00	12725 N WOODLAWN DR	02/10/23	\$660,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$630,000	\$252,300	40.05	\$502,037	\$238,246	\$391,754
005-228-018-00	12838 SAWYER LAKE RD	07/30/21	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$27,100	37.38	\$60,570	\$33,000	\$39,500
005-600-004-00	8644 KIMBERLY LN	06/24/21	\$119,000	WD	03-ARM'S LENGTH	\$117,000	\$101,400	86.67	\$127,992	\$79,238	\$37,762
005-600-018-00	8784 W KIMBERLY LANE	09/20/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$136,100	50.41	\$261,191	\$135,960	\$134,040
005-640-015-00	8542 W TOBIN LANE	10/07/22	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$160,800	38.65	\$306,840	\$58,067	\$357,933
005-640-029-00		06/24/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$78,000	52.00	\$165,411	\$83,160	\$66,840
Totals:			\$1,812,500			\$1,780,500	\$807,600		\$1,550,986		\$1,129,822
								Sale. Ratio =>	45.36		
								Std. Dev. =>	17.35		

Cost Man. \$	E.C.F.
\$133,941	0.761
\$339,937	1.152
\$35,528	1.112
\$62,827	0.601
\$161,380	0.831
\$320,584	1.117
\$105,994	0.631
\$1,160,191	
E.C.F. =>	0.974
Ave. E.C.F. =>	0.886