

2023 DEWEY LAKE LF HEMLOCK ISLAND MAGICIAN BAY PRK CHANNEL ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-130-009-027-00	07/29/21	\$600,000	WD	\$600,000	\$264,500	44.08	\$525,223	\$351,450	\$248,550	\$136,829	1.816
14-130-205-014-00	07/02/20	\$320,000	WD	\$320,000	\$147,400	46.06	\$292,958	\$161,700	\$158,300	\$105,939	1.494
14-130-210-018-50	11/18/21	\$265,000	WD	\$265,000	\$165,600	62.49	\$331,204	\$249,698	\$15,302	\$64,178	0.238
14-130-352-070-00	05/21/21	\$700,000	WD	\$700,000	\$334,500	47.79	\$662,783	\$220,100	\$479,900	\$348,569	1.377
Totals:		\$1,885,000		\$1,885,000	\$912,000		\$1,812,168		\$902,052	\$655,515	
						Sale. Ratio =>	48.38			E.C.F. =>	1.376
						Std. Dev. =>	8.39			Ave. E.C.F. =>	1.231

USED 1.376