

08/30/2021
02:36 PM

ECF Analysis for: 0311 - LAKETOWN

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DB: Laketown 2022

Neighborhoods Used: 4500 - HALCYON/141ST AREA, 4510 - NORTH LAKESHORE AREA

4076 FIDDLERS WAY

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|-----------------|----------|---------------|--------------|--------|
| 11-021-021-40 | 03/01/2021 4500 | 401 | 2,925,000 | 1,433,859 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | TWO-STORY | 76 | 1,491,141 | 1,143,219 | 1.304 |

6641 142ND AVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|-----------------|----------|---------------|--------------|--------|
| 11-016-032-10 | 02/23/2021 4510 | 401 | 570,000 | 194,740 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 95 | 375,260 | 302,575 | 1.240 |

6680 VANDERMEULEN RD

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|-----------------|----------|---------------|--------------|--------|
| 11-016-005-00 | 10/09/2020 4500 | 401 | 229,000 | 155,000 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | RANCH | 45 | 74,000 | 33,927 | 2.181 |

4580 AUDUBON RD

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|---------------|-----------------|----------|---------------|--------------|--------|
| 11-009-003-01 | 08/24/2020 4510 | 401 | 480,000 | 151,440 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.75 STORY | 62 | 328,560 | 187,566 | 1.752 |

Neighborhoods Used: 4500 - HALCYON/141ST AREA, 4510 - NORTH LAKESHORE AREA

| | |
|-----------------------------|-------------------------------------|
| Max # of Res. Buildings: 30 | Minimum E.C.F. (Residential): 0.10 |
| | Maximum E.C.F. (Residential): 3.00 |
| Max # of Ag. Buildings: 30 | Minimum E.C.F. (Agricultural): 0.10 |
| | Maximum E.C.F. (Agricultural): 3.00 |
| Max # of C/I Buildings: 30 | Minimum E.C.F. (Commercial): 0.10 |
| | Maximum E.C.F. (Commercial): 3.00 |