

Camp Buffalo ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
62-1000-0001-00-9	101 S Griffith Street	06/29/22	\$1,215,000	WD	03-ARM'S LENGTH	\$1,215,000	\$1,024,276	\$174,332
62-1000-0002-00-5	811 E Michigan Street	08/20/21	\$839,000	WD	03-ARM'S LENGTH	\$799,000	\$985,574	\$105,533
62-1000-0004-00-8	112 S Franklin Street	10/06/21	\$725,000	WD	03-ARM'S LENGTH	\$685,000	\$812,842	\$93,924
62-1000-0015-00-0	115 S Franklin Street	06/10/21	\$743,700	WD	03-ARM'S LENGTH	\$743,700	\$743,331	\$92,437
62-1000-0015-00-0	115 S Franklin Street	07/18/22	\$939,000	WD	03-ARM'S LENGTH	\$848,000	\$743,331	\$92,437
Totals:			\$4,461,700			\$4,290,700	\$4,309,354	

Final Conclusion 1.551

Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$1,040,668	\$525,630	1.980	62-1000-0010-00-8
\$693,467	\$570,344	1.216	
\$591,076	\$465,922	1.269	
\$651,263	\$421,837	1.544	
\$755,563	\$421,837	1.791	
\$3,732,037	\$2,405,570		
	E.C.F. =>	1.551	
	Ave. E.C.F. =>	1.560	