

Sunset Shores Lake View ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
62-7200-0001-00-4	722 W Water Street	12/30/20	\$317,500	WD	03-ARM'S LENGTH	\$310,000	\$340,323	\$115,252	\$194,748	\$150,348	1.295	
62-7200-0005-00-0	327 N Chicago Street	12/11/21	\$400,000	WD	03-ARM'S LENGTH	\$385,000	\$324,349	\$115,202	\$269,798	\$139,711	1.931	
62-7200-0007-00-2	339 N Chicago Street	01/11/21	\$686,500	WD	03-ARM'S LENGTH	\$686,500	\$532,349	\$152,937	\$533,563	\$253,448	2.105	
62-7200-0015-00-5	310 N Berrien Street	12/07/20	\$285,000	WD	03-ARM'S LENGTH	\$275,000	\$312,027	\$113,173	\$161,827	\$132,835	1.218	
62-7200-0020-00-9	325 N Eagle Street	04/09/21	\$523,400	WD	03-ARM'S LENGTH	\$523,400	\$494,178	\$113,585	\$409,815	\$254,237	1.612	
62-7200-0020-00-9	325 N Eagle Street	06/09/22	\$544,000	WD	03-ARM'S LENGTH	\$544,000	\$494,178	\$113,585	\$430,415	\$254,237	1.693	
62-7200-0028-00-0	336 N Chicago Street	09/29/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$373,058	\$111,540	\$213,460	\$174,695	1.222	
62-7200-0038-00-5	310 N Eagle Street	07/06/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$302,952	\$111,540	\$238,460	\$127,864	1.865	
62-7200-0043-03-3	346 N Eagle Street	01/14/22	\$708,000	WD	03-ARM'S LENGTH	\$708,000	\$1,522,482	\$111,540	\$596,460	\$942,513	0.633	
62-7210-0018-01-0	402 N Berrien Street	10/15/20	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$1,248,547	\$170,957	\$929,043	\$719,833	1.291	
62-7210-0046-00-5	620 North Drive	04/16/21	\$659,000	WD	03-ARM'S LENGTH	\$629,000	\$457,903	\$220,446	\$408,554	\$158,622	2.576	
62-7220-0010-00-8	1215 Shore Drive	07/10/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$544,006	\$158,259	\$316,741	\$257,680	1.229	
62-7220-0012-00-1	1301 Shore Drive	11/18/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$488,710	\$126,750	\$523,250	\$241,790	2.164	
62-7220-0019-00-5	1404 W Water Street	04/15/21	\$352,000	WD	03-ARM'S LENGTH	\$349,500	\$503,507	\$135,200	\$214,300	\$246,030	0.871	
62-7220-0021-02-6	1318 W Water Street	06/14/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$454,834	\$126,750	\$233,250	\$219,161	1.064	
62-7230-0004-00-5	921 W Water Street	04/12/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$308,725	\$111,540	\$248,460	\$131,720	1.886	
62-7230-0005-01-0	927 W Water Street	10/02/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$426,493	\$104,780	\$265,220	\$214,905	1.234	
62-7240-0008-00-8	1122 W Water Street	06/25/21	\$477,000	WD	03-ARM'S LENGTH	\$477,000	\$285,032	\$130,130	\$346,870	\$103,475	3.352	
62-7240-0011-00-9	1111 Shore Drive	06/28/21	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$494,541	\$127,816	\$320,184	\$244,973	1.307	
62-7240-0014-00-8	1151 Shore Drive	12/11/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$477,518	\$126,750	\$288,250	\$234,314	1.230	
62-7240-0019-00-0	1205 Shore Drive	05/19/22	\$965,000	WD	03-ARM'S LENGTH	\$964,500	\$552,383	\$165,114	\$799,386	\$258,697	3.090	
62-7250-0031-00-7	1309 W Water Street	06/30/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$347,242	\$118,300	\$246,700	\$152,934	1.613	
62-7250-0033-00-0	1321 W Water Street	08/11/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$451,132	\$120,124	\$294,876	\$221,114	1.334	
62-7250-0036-00-9	1409 Water Court	12/11/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$529,434	\$106,353	\$343,647	\$282,619	1.216	
62-7250-0037-00-5	215 Water Court	10/29/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$377,174	\$152,949	\$197,051	\$149,783	1.316	
62-7250-0041-00-2	1425 W Water Street	04/27/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$453,101	\$118,300	\$26,700	\$223,648	0.119	
62-7260-0046-00-1	214 Marx Drive	08/13/20	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$611,785	\$118,300	\$416,700	\$329,649	1.264	
62-7260-0047-00-8	208 Marx Drive	09/22/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$966,085	\$153,151	\$496,849	\$543,042	0.915	
Totals:			\$13,680,400			\$13,614,900	\$14,674,048		\$9,964,577	\$7,363,878		
											E.C.F. =>	1.353
											Ave. E.C.F. =>	1.523