

11 Diamond Lake Back Lots ECF 2022

ECF Table: 110. Back Lots Diamond Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj. Sale	\$Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-040-210-041-01	22437 MAPLE ROW	07/08/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$89,100	44.55	\$174,200	\$52,724	\$147,276	\$142,577	1.033
14-040-210-034-01	22422 MAPLE ROW	08/27/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$81,200	36.09	\$159,088	\$58,863	\$166,137	\$117,635	1.412
14-040-110-109-00	22345 WOODLAND	09/18/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$44,700	55.88	\$88,436	\$33,182	\$46,818	\$64,852	0.722
14-040-036-023-50	22514 DIAMOND C	10/14/20	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$121,400	41.88	\$235,753	\$34,059	\$255,841	\$236,730	1.081
14-040-210-055-00	22492 PARK SHORE	11/24/20	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$74,800	31.69	\$146,062	\$41,525	\$194,475	\$122,696	1.585
14-040-110-066-01	22317 MAPLE ST	07/22/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$73,500	35.85	\$147,014	\$51,059	\$153,941	\$107,332	1.434
14-040-130-004-00	22222 BEECH ST	09/30/21	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$80,300	57.77	\$166,669	\$40,271	\$98,729	\$141,385	0.698
Totals:			\$1,374,900			\$1,374,900	\$565,000		\$1,117,222		\$1,063,217	\$933,208	
							Sale. Ratio =>	41.09					1.139
							Std. Dev. =>	10.11					1.138
												Use	1.139