

Village of Shoreham - Lake Front ECF

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard
43-0003-0026-01-6	3144 S LAKESHORE DR	12/29/20	\$999,000	\$831,777	\$59,357
43-0003-0029-00-7	2425 BASSWOOD PATH	08/21/20	\$852,500	\$636,518	\$5,727
43-0003-0040-03-5	2800 S LAKESHORE DR	10/16/20	\$865,000	\$319,340	\$1,313
<b>Totals:</b>			<b>\$2,716,500</b>	<b>\$1,787,635</b>	

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Final Conclusion 1.727 ECF

<b>Bldg. Residual</b>	<b>Cost Man. \$</b>	<b>E.C.F.</b>
\$939,643	\$772,420	1.216
\$846,773	\$630,791	1.342
\$863,687	\$318,027	2.716
<b>\$2,650,103</b>	<b>\$1,721,238</b>	
	<b>E.C.F. =&gt;</b>	<b>1.540</b>
	<b>Ave. E.C.F. =&gt;</b>	<b>1.758</b>