

Maple Park ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual
18-4850-0002-00-8	471 DALE AVE	10/07/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$131,004	\$43,131	\$76,869
18-4850-0005-00-7	435 DALE AVE	08/24/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$175,719	\$41,243	\$108,757
18-4850-0006-00-3	423 DALE AVE	08/22/22	\$205,750	WD	03-ARM'S LENGTH	\$205,750	\$194,012	\$47,003	\$158,747
18-4850-0023-00-5	392 DALE AVE	11/28/22	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$213,594	\$39,691	\$154,309
18-4850-0026-00-4	434 DALE AVE	06/24/21	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$253,795	\$41,378	\$129,622
Totals:			\$840,750			\$840,750	\$968,124		\$628,304

Final Conclusion .876

Cost Man. \$	E.C.F.
\$83,371	0.922
\$127,586	0.852
\$139,477	1.138
\$164,993	0.935
\$201,534	0.643
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\$716,962	
E.C.F. =>	0.876
Ave. E.C.F. =>	0.898