

Village of Shoreham ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
43-0003-0009-07-3	2785 S LAKESHORE DR	03/09/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$223,562
43-0003-0010-02-1	2909 S LAKESHORE DR	05/05/22	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$259,963
43-0003-0015-00-6	3059 WISSING LN	12/01/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$221,638
43-0003-0015-03-1	3055 WISSING LN	11/21/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$409,498
43-0003-0017-04-1	3240 S LAKESHORE DR	07/09/21	\$2,595,000	WD	03-ARM'S LENGTH	\$2,595,000	\$2,146,388
43-0003-0019-05-2	2367 SHOREHAM DR	03/01/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$287,187
43-0003-0023-00-9	2450 BIRCH PATH	05/31/22	\$650,000	WD	03-ARM'S LENGTH	\$649,000	\$332,092
43-0003-0024-00-5	2425 BIRCH PATH	08/01/21	\$885,000	WD	03-ARM'S LENGTH	\$885,000	\$596,319
43-0003-0030-03-0	2390 SYCAMORE PATH	07/16/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$763,894
43-0003-0041-01-5	2350 CEDAR PATH	09/22/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$219,253
43-0003-0109-00-1	1986 BROWN SCHOOL RD	05/05/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$686,837
43-0009-0059-02-9	2699 LAKE BLUFF TERRACE	12/20/21	\$1,448,350	WD	03-ARM'S LENGTH	\$1,448,350	\$1,001,657
43-2600-0018-00-0	2051 N GARDEN LN	11/08/21	\$185,650	WD	03-ARM'S LENGTH	\$185,650	\$230,093
43-2600-0022-00-7	2747 E YUKON AVE	09/30/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$324,729
43-2600-0034-00-5	2038 N GARDEN LN	03/14/23	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$246,948
43-3000-0009-00-8	2334 SHOREHAM DR	03/16/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$276,481
43-3000-0011-00-2	2310 SHOREHAM DR	12/10/21	\$266,325	WD	03-ARM'S LENGTH	\$266,325	\$313,795
43-3100-0014-00-8	2182 S HANLEY RD	04/06/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$302,711
43-3100-0014-00-8	2182 S HANLEY RD	09/08/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$302,711
43-3100-0033-00-2	2849 E HANLEY RD	04/16/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$283,665
43-3100-0037-00-8	2158 N HANLEY RD	09/10/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$339,850
43-4500-0006-00-6	2633 LAKE BLUFF TERRACE	05/05/22	\$442,500	WD	03-ARM'S LENGTH	\$442,500	\$500,604
43-4500-0011-00-0	2656 LAKE BLUFF TERRACE	08/25/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$468,655
43-4500-0013-00-2	2616 LAKE BLUFF TERRACE	11/19/21	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$519,396
43-6000-0006-00-5	2506 LAKE VISTA DR	04/12/21	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$1,034,179
43-6600-0006-00-3	2536 HOLIDAY HOUSE ROAD	02/16/22	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$431,742
43-6600-0013-00-0	2570 HOLIDAY HOUSE ROAD	10/08/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$454,021
43-6600-0014-00-6	2574 HOLIDAY HOUSE ROAD	05/27/22	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$441,331
43-7503-0002-00-1	2456 SHOREHAM HLD DR	05/07/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$263,944
43-8400-0001-00-0	3664 WOODGATE DR	04/12/21	\$432,500	WD	03-ARM'S LENGTH	\$432,500	\$666,874
43-8400-0004-00-9	3670 WOODGATE DR	06/03/21	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$617,191
43-8400-0011-00-5	3684 WOODGATE DR	04/02/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$659,261

43-8400-0014-00-4	3690 WOODGATE DR	05/28/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$634,933
Totals:			\$15,157,125			\$15,156,125	\$16,461,402

Final Conclusion .91

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$81,524	\$138,476	\$142,038	0.975	
\$92,476	\$185,524	\$167,487	1.108	
\$89,147	\$185,853	\$132,491	1.403	
\$84,321	\$330,679	\$325,177	1.017	
\$133,930	\$2,461,070	\$2,012,458	1.223	
\$65,027	\$279,973	\$222,160	1.260	
\$51,293	\$597,707	\$280,799	2.129	
\$82,769	\$802,231	\$513,550	1.562	43-0003-0024-02-1
\$107,339	\$407,661	\$656,555	0.621	
\$92,519	\$227,481	\$126,734	1.795	
\$8,393	\$251,607	\$678,444	0.371	
\$148,962	\$1,299,388	\$852,695	1.524	
\$63,729	\$121,921	\$166,364	0.733	
\$59,508	\$201,492	\$265,221	0.760	
\$60,289	\$171,711	\$186,659	0.920	
\$65,200	\$194,800	\$211,281	0.922	
\$70,922	\$195,403	\$242,873	0.805	
\$72,827	\$77,173	\$229,884	0.336	
\$72,827	\$262,173	\$229,884	1.140	
\$63,517	\$136,483	\$220,148	0.620	
\$65,303	\$219,697	\$274,547	0.800	
\$88,182	\$354,318	\$412,422	0.859	
\$85,794	\$279,206	\$382,861	0.729	
\$81,768	\$288,132	\$437,628	0.658	
\$97,410	\$612,590	\$936,769	0.654	
\$0	\$308,000	\$431,742	0.713	
\$4,896	\$295,104	\$449,125	0.657	
\$2,406	\$325,594	\$438,925	0.742	
\$1,721	\$198,279	\$262,223	0.756	
\$3,642	\$428,858	\$663,232	0.647	
\$1,689	\$448,211	\$615,502	0.728	
\$0	\$425,000	\$659,261	0.645	

\$0	\$445,000	\$634,933	0.701
\$13,156,795	\$14,462,072		
	E.C.F. =>		0.910
	Ave. E.C.F. =>		0.925