

Barron Lake Lake Front ECF

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard
14-020-021-089-00	1210 ELDER CT	04/15/21	\$385,500	\$178,424	\$78,262
14-020-110-009-00	1324 BREEZY BEACH DR	07/30/20	\$250,000	\$249,926	\$163,890
14-020-180-011-00	2676 STAR AVE	12/09/21	\$337,000	\$241,429	\$182,348
14-020-210-157-01	1251 ROSE DR	09/09/20	\$795,000	\$835,077	\$323,034
<b>Totals:</b>			<b>\$1,767,500</b>	<b>\$1,504,856</b>	

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Final Conclusion 1.331

<b>Bldg. Residual</b>	<b>Cost Man. \$</b>	<b>E.C.F.</b>
\$307,238	\$101,379	3.031
\$86,110	\$87,081	0.989
\$154,652	\$59,799	2.586
\$471,966	\$518,262	0.911
<b>\$1,019,966</b>	<b>\$766,520</b>	
	<b>E.C.F. =&gt;</b>	<b>1.331</b>
	<b>Ave. E.C.F. =&gt;</b>	<b>1.879</b>