

Waterfront Residential ECF's 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
050-001-300-011-00	1670 CHAPPEL WOODS CT	11/04/22	\$314,500	WD	03-ARM'S LENGTH	\$314,500	\$150,000	47.69	
051-E10-999-001-00	1838 ST CLAIR ST	04/29/22	\$249,000	WD	03-ARM'S LENGTH	\$241,000	\$126,900	52.66	
051-F20-000-008-00	1705 LILLIAN DR	04/18/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$91,500	36.60	
051-L10-000-035-00	3638 LITTLE ISLAND DR	06/10/22	\$269,900	WD	03-ARM'S LENGTH	\$268,900	\$121,400	45.15	
051-L10-000-045-00	3678 LITTLE ISLAND DR	10/04/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$92,200	76.83	
051-L10-000-062-00	1932 INDIAN LAKE RD	08/08/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$104,700	48.70	
051-L21-000-018-00	3543 INDIAN LAKE RD	05/13/22	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$104,200	46.94	
051-L21-000-046-00	1822 WOLF LANE	08/04/23	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$90,300	39.28	
051-L21-000-053-00	1782 WOLF LANE	01/06/23	\$215,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$215,000	\$113,200	52.65	
051-P10-001-004-00	1981 EASY ST	10/21/22	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$83,500	50.45	
051-S60-000-030-00	3714 SAGINAW ST	08/26/22	\$510,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$430,746	\$246,300	57.18	
051-W10-001-008-00	1622 LITTLE AVE	11/30/23	\$135,000	WD	08-ESTATE	\$135,000	\$90,400	66.96	
051-W10-001-025-00	1562 LITTLE AVE	09/15/22	\$332,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$293,000	\$84,400	28.81	
Totals:			\$3,227,800			\$3,100,546	\$1,499,000		
								Sale. Ratio =>	48.35
								Std. Dev. =>	12.44

Using 1.230

Outliers								
051-P10-004-014-00	3200 HENRY ST	07/31/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$64,600	35.89
051-L21-000-011-00	3511 SHADY LANE	10/12/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$74,600	34.06
051-L21-000-046-00	1822 WOLF LANE	05/11/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$90,300	58.26

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$300,064	\$36,750	\$277,750	\$239,376	1.160	1,288	\$215.64	10	6.9521	1 ST/ RANCH
\$253,891	\$130,000	\$111,000	\$112,628	0.986	960	\$115.63	5	24.4284	1 ST/ RANCH
\$183,063	\$60,000	\$190,000	\$111,875	1.698	1,014	\$187.38	5	46.8489	1 ST/ RANCH
\$242,860	\$92,535	\$176,365	\$136,659	1.291	1,140	\$154.71	7	6.0719	1 ST/ RANCH
\$184,466	\$88,450	\$31,550	\$87,287	0.361	936	\$33.71	7	86.8378	1 ST/ RANCH
\$209,437	\$108,750	\$106,250	\$91,534	1.161	1,008	\$105.41	7	6.9052	1 ST/ RANCH
\$208,335	\$80,028	\$141,972	\$116,643	1.217	997	\$142.40	5	1.2675	1 ST/ RANCH
\$180,545	\$103,951	\$125,949	\$69,631	1.809	768	\$164.00	5	57.8981	1 ST/ RANCH
\$226,464	\$139,000	\$76,000	\$79,513	0.956	1,404	\$54.13	5	27.4006	MOBILE HOME
\$166,946	\$72,500	\$93,000	\$85,860	1.083	864	\$107.64	7	14.6669	1 ST/ RANCH
\$410,915	\$260,773	\$169,973	\$136,493	1.245	1,418	\$119.87	4	1.5462	1 ST/ RANCH
\$180,741	\$83,000	\$52,000	\$88,855	0.585	1,154	\$45.06	4	64.4608	1+ STORY
\$168,750	\$66,400	\$226,600	\$93,045	2.435	776	\$292.01	4	120.5541	1 ST/ RANCH
\$2,916,477		\$1,778,409	\$1,449,400			\$133.66		0.2831	
			E.C.F. =>	1.227		Std. Deviation=>	0.5281716		
			Ave. E.C.F. =>	1.230		Ave. Variance=>	35.8337	Coefficient of Var=>	29.13719832

\$129,131	\$72,500	\$107,500	\$51,483	2.088	391	\$274.94	7	208.8079	1 ST/ RANCH
\$149,129	\$59,944	\$159,056	\$81,077	1.962	864	\$184.09	5	196.1783	1 ST/ RANCH
\$180,545	\$103,951	\$51,049	\$69,631	0.733	768	\$66.47	5	73.3137	1 ST/ RANCH

Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
\$36,750		CHAPPEL LAKE WATERFRONT	401	84
\$130,000		FLOYD LAKE WATERFRONT	401	78
\$60,000		FLOYD LAKE WATERFRONT	401	57
\$91,350		BASS, ROUND, ISLAND LAKE	401	67
\$88,450		BASS, ROUND, ISLAND LAKE	401	57
\$108,750		BASS, ROUND, ISLAND LAKE	401	48
\$77,000		FLOYD LAKE WATERFRONT	401	63
\$102,000		FLOYD LAKE WATERFRONT	401	59
\$139,000	051-I30-000-015-20	FLOYD LAKE WATERFRONT	401	51
\$72,500		BASS, ROUND, ISLAND LAKE	401	55
\$260,773	051-S60-000-034-00, 050-002-400-004-00	SAND LAKE WATERFRONT	401	54
\$83,000		SAND LAKE WATERFRONT	401	51
\$66,400		SAND LAKE WATERFRONT	401	58

\$72,500		BASS, ROUND, ISLAND LAKE	401	52
\$56,000		FLOYD LAKE WATERFRONT	401	67
\$102,000		FLOYD LAKE WATERFRONT	401	59