

All Waterfront ECFs 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
050-002-400-006-10	3790 HIAWATHA TRAIL	10/03/24	\$645,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$645,000
051-C20-000-008-00	1742 LOUKS DR	05/17/24	\$285,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$217,200
051-F20-000-008-00	1705 LILLIAN DR	04/18/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000
051-L10-000-057-00	3726 LITTLE ISLAND DR	10/29/24	\$296,000	WD	03-ARM'S LENGTH	\$296,000
051-L21-000-030-00	1868 WOLF LANE	07/25/24	\$135,000	MLC	03-ARM'S LENGTH	\$135,000
051-L21-000-045-00	1826 WOLF LANE	07/02/24	\$279,900	WD	03-ARM'S LENGTH	\$279,900
051-L21-000-046-00	1822 WOLF LANE	08/04/23	\$229,900	WD	03-ARM'S LENGTH	\$229,900
051-P10-004-011-00	3208 HENRY ST	05/17/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000
051-P10-004-014-00	3200 HENRY ST	07/31/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000
051-W10-001-003-00	1648 LITTLE AVE	06/17/24	\$400,000	WD	03-ARM'S LENGTH	\$389,500
051-W20-000-005-00	1606 CHAPPEL WOODS TRAIL	09/25/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000
Totals:			\$3,280,800			\$3,202,500

Using 1.435

outliers

051-L10-000-045-00	3678 LITTLE ISLAND DR	10/04/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000
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Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$302,000	46.82	\$603,931	\$183,635	\$461,365	\$341,704	1.350	2,912	\$158.44	4
\$106,500	49.03	\$213,101	\$97,402	\$119,798	\$108,170	1.108	772	\$155.18	4
\$107,000	42.80	\$213,993	\$73,458	\$176,542	\$114,256	1.545	1,014	\$174.10	5
\$142,300	48.07	\$284,619	\$107,460	\$188,540	\$144,032	1.309	960	\$196.40	7
\$63,300	46.89	\$126,636	\$58,758	\$76,242	\$55,185	1.382	616	\$123.77	5
\$100,400	35.87	\$200,789	\$62,600	\$217,300	\$112,349	1.934	1,006	\$216.00	5
\$109,700	47.72	\$219,362	\$121,431	\$108,469	\$79,619	1.362	960	\$112.99	5
\$132,900	47.46	\$265,727	\$76,250	\$203,750	\$154,046	1.323	1,752	\$116.30	7
\$76,400	42.44	\$152,867	\$75,250	\$104,750	\$63,103	1.660	391	\$267.90	7
\$160,200	41.13	\$320,310	\$90,386	\$299,114	\$186,930	1.600	1,468	\$203.76	4
\$138,900	46.30	\$277,812	\$29,769	\$270,231	\$201,661	1.340	1,400	\$193.02	10
\$1,439,600		\$2,879,147		\$2,226,101	\$1,561,055			\$174.35	
Sale. Ratio =>	44.95				E.C.F. =>	1.426		Std. Deviation=>	0.22311099
Std. Dev. =>	3.97				Ave. E.C.F. =>	1.447		Ave. Variance=>	17.3267

\$100,800	84.00	\$201,651	\$91,805	\$28,195	\$89,306	0.316	936	\$30.12	7
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Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
9.6422	1 ST/ RANCH	\$166,541	051-S60-000-030-50	SAND LAKE WATERFRONT
33.9110	1+ STORY	\$96,700	051-C20-000-043-00	SAND LAKE WATERFRONT
9.8532	1 ST/ RANCH	\$69,000		FLOYD LAKE WATERFRONT
13.7593	1 ST/ RANCH	\$98,578		BASS, ROUND, ISLAND LAKE
6.5049	1 ST/ RANCH	\$57,500		FLOYD LAKE WATERFRONT
48.7545	1 ST/ RANCH	\$58,650		FLOYD LAKE WATERFRONT
8.4255	1 ST/ RANCH	\$117,300		FLOYD LAKE WATERFRONT
12.3957	1 ST/ RANCH	\$75,250		BASS, ROUND, ISLAND LAKE
21.3367	1 ST/ RANCH	\$75,250		BASS, ROUND, ISLAND LAKE
15.3528	1 ST/ RANCH	\$89,250		SAND LAKE WATERFRONT
10.6585	1 ST/ RANCH	\$29,769		CHAPPEL LAKE WATERFRONT

2.0587

Coefficient of Var=> 11.97747674

31.5713 1 ST/ RANCH \$91,805 BASS, ROUND, ISLAND LAKE