

ECF - Barlow Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
16-008-011-00	364 BARLOW COVE DR	09/08/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$141,100	36.18	\$319,536	\$226,157	\$163,843	\$63,222	2.592	672
16-050-003-00	1539 MANITOU LN	01/12/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$169,400	36.83	\$469,616	\$292,301	\$167,699	\$120,051	1.397	1,302
16-055-035-00	541 BLUFF DR	06/27/23	\$847,000	WD	03-ARM'S LENGTH	\$847,000	\$397,500	46.93	\$875,884	\$376,475	\$470,525	\$338,124	1.392	1,603
16-125-042-00	1562 HERITAGE BAY DR	12/22/22	\$766,000	WD	03-ARM'S LENGTH	\$766,000	\$317,500	41.45	\$878,459	\$388,321	\$377,679	\$331,847	1.138	2,563
Totals:			\$2,463,000			\$2,463,000	\$1,025,500		\$2,543,495		\$1,179,746	\$853,244		
								Sale. Ratio =>	41.64			E.C.F. =>	1.383	1.380
								Std. Dev. =>	4.98			Ave. E.C.F. =>	1.630	

ECF - Bassett Turner Lakes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost. Man. \$	E.C.F.
16-135-010-00	10126 DEER SIGHT DR	07/20/21	\$164,900	WD	24-PARTIAL ASSESSMENT	\$164,900	\$46,100	27.96	\$166,982	\$72,559	\$92,341	\$90,791	1.017
16-180-005-00	905 BRUCE DR	06/16/21	\$322,000	WD	24-PARTIAL ASSESSMENT	\$322,000	\$103,300	32.08	\$355,460	\$213,722	\$108,278	\$136,287	0.794
16-180-020-00	835 BRUCE DR	08/10/22	\$292,500	WD	24-PARTIAL ASSESSMENT	\$292,500	\$97,500	33.33	\$263,134	\$33,607	\$258,893	\$220,699	1.173
Totals:			\$779,400			\$779,400	\$246,900		\$785,576		\$459,512	\$447,777	
								Sale. Ratio =>	31.68			E.C.F. =>	1.026
								Std. Dev. =>	2.81			Ave. E.C.F. =>	0.995

ECF - Boardwalk Condo Back

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-290-010-00	2166 BOARDWALK CT	04/29/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$168,200	45.46	\$376,103	\$33,130	\$336,870	\$345,043	0.976
16-290-011-00	2174 BOARDWALK CT	05/06/21	\$365,000	WD	25-PARTIAL CONSTRUCTION	\$365,000	\$89,800	24.60	\$383,767	\$33,339	\$331,661	\$352,543	0.941
16-290-012-00	2178 BOARDWALK CT	05/06/21	\$365,000	WD	25-PARTIAL CONSTRUCTION	\$365,000	\$89,800	24.60	\$388,374	\$34,387	\$330,613	\$356,124	0.928
16-290-018-00	12938 PARK DR	06/03/21	\$360,000	WD	25-PARTIAL CONSTRUCTION	\$360,000	\$22,400	6.22	\$399,436	\$33,821	\$326,179	\$367,822	0.887
16-290-025-00	12879 PARK DR	11/23/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$169,800	39.95	\$386,410	\$35,696	\$389,304	\$352,831	1.103
Totals:			\$1,885,000			\$1,885,000	\$540,000		\$1,934,090		\$1,714,627	\$1,774,363	
								Sale. Ratio =>	28.65			E.C.F. =>	0.966
								Std. Dev. =>	15.37			Ave. E.C.F. =>	0.967

ECF - Boardwalk Condo Water

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-290-005-00	2195 BOARDWALK CT	07/01/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$138,600	43.31	\$321,233	\$60,591	\$259,409	\$205,716	1.261
16-290-007-00	2181 BOARDWALK CT	06/28/18	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$139,900	44.06	\$323,208	\$55,578	\$261,922	\$205,869	1.272
Totals:			\$637,500			\$637,500	\$278,500		\$644,441		\$521,331	\$411,585	
								Sale. Ratio =>	43.69			E.C.F. =>	1.267
								Std. Dev. =>	0.53			Ave. E.C.F. =>	1.267

No current sales..used historical ECF for 2024

ECF - Cobb Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-060-011-00	165 EVANS LANE	09/30/21	\$400,000	WD	24-PARTIAL ASSESSMENT	\$400,000	\$99,600	24.90	\$361,493	\$179,810	\$220,190	\$139,008	1.584
16-140-005-00	12455 OAKWOOD SHORES DR	10/22/21	\$675,000	WD	24-PARTIAL ASSESSMENT	\$675,000	\$197,500	29.26	\$696,978	\$266,382	\$408,618	\$329,454	1.240
16-145-003-00	12325 OAKWOOD SHORES DR	05/25/22	\$413,500	WD	24-PARTIAL ASSESSMENT	\$413,500	\$146,700	35.48	\$433,280	\$224,942	\$188,558	\$159,402	1.183
16-145-050-00	12215 OAKWOOD SHORES DR	06/24/21	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$96,400	40.59	\$286,342	\$118,467	\$119,033	\$128,443	0.927
16-150-035-00	123 S PATTERSON RD	04/05/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$122,700	38.83	\$313,402	\$48,447	\$267,553	\$202,720	1.320
Totals:			\$2,042,000			\$2,042,000	\$662,900		\$2,091,495		\$1,203,952	\$959,026	
								Sale. Ratio =>	32.46			E.C.F. =>	1.255
								Std. Dev. =>	6.60			Ave. E.C.F. =>	1.251

ECF - Comm-Ind

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-029-005-00	11114 GUN LAKE RD	07/06/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$81,300	50.81	\$169,149	\$63,610	\$96,390	\$144,376	0.668
16-030-002-00	2485 S PATTERSON RD	10/27/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$46,800	46.80	\$94,777	\$48,819	\$51,181	\$62,870	0.814
16-030-005-50	2717 S PATTERSON RD	04/22/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$153,000	49.35	\$317,652	\$103,291	\$206,709	\$293,244	0.705
Totals:			\$570,000			\$570,000	\$281,100		\$581,578		\$354,280	\$500,490	
								Sale. Ratio =>	49.32			E.C.F. =>	0.708
								Std. Dev. =>	2.03			Ave. E.C.F. =>	0.729

ECF - Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
16-280-016-00	12380 BAY VIEW DR	05/21/21	\$238,500	WD	03-ARM'S LENGTH	\$238,500	\$94,400	39.58	\$229,474	\$32,500	\$206,000	\$182,891	1.126		
16-280-019-00	1654 PARKER DR	09/29/22	\$280,000	WD	08-ESTATE	\$280,000	\$99,200	35.43	\$229,319	\$32,953	\$247,047	\$182,327	1.355		
16-370-003-00	2749 SANDON CIRCLE	09/03/21	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$45,800	35.10	\$125,120	\$82,500	\$48,000	\$39,573	1.213		
Totals:			\$649,000			\$649,000	\$239,400		\$583,913		\$501,047	\$404,791			
								Sale. Ratio =>	36.89					E.C.F. =>	1.238
								Std. Dev. =>	2.50					Ave. E.C.F. =>	1.231

ECF - England Pointt
 Lake Area Non-waterfront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
16-080-005-00	11871 WINDWARD LN	09/26/23	\$468,000	WD	24-PARTIAL ASSESSMENT	\$468,000	\$169,700	36.26	\$408,344	\$139,366	\$328,634	\$234,710	1.400	1,494
16-118-016-00	1633 N BRIGGS RD	06/30/23	\$510,000	WD	24-PARTIAL ASSESSMENT	\$510,000	\$181,000	35.49	\$504,515	\$176,956	\$333,044	\$285,828	1.165	1,944
16-205-419-00	12937 SWEETLAND AVE	09/14/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,000	39.57	\$198,428	\$39,006	\$190,994	\$139,112	1.373	1,440
Totals:			\$1,208,000			\$1,208,000	\$441,700		\$1,111,287		\$852,672	\$659,650		
								Sale. Ratio =>	36.56			E.C.F. =>	1.293	1.290
								Std. Dev. =>	2.16			Ave. E.C.F. =>	1.313	

ECF - Gun Lake Channel

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-217-028-00	12651 PARK DR	05/30/23	\$385,000	MLC	03-ARM'S LENGTH	\$385,000	\$158,700	41.22	\$367,937	\$199,045	\$185,955	\$156,526	1.188
16-220-042-00	12979 CANAL VIEW DR	07/24/23	\$750,000	WD	24-PARTIAL ASSESSMENT	\$750,000	\$269,900	35.99	\$771,006	\$325,448	\$424,552	\$412,936	1.028
16-225-035-00	12797 VALLEY DR	03/03/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$92,200	26.34	\$294,179	\$175,475	\$174,525	\$110,013	1.586
16-235-013-00	2061 S PATTERSON RD	03/01/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$162,800	36.18	\$433,169	\$206,194	\$243,806	\$210,357	1.159
Totals:			\$1,935,000			\$1,935,000	\$683,600		\$1,866,291		\$1,028,838	\$889,832	
								Sale. Ratio =>	35.33			E.C.F. =>	1.156
								Std. Dev. =>	6.22			Ave. E.C.F. =>	1.240

ECF - Gun Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
16-031-002-00	3033 S PATTERSON RD	10/11/22	\$668,000	WD	24-PARTIAL ASSESSMENT	\$668,000	\$233,900	35.01	\$688,180	\$434,377	\$233,623	\$230,730	1.013	2,024
16-070-055-00	3122 ELMWOOD BEACH	04/04/23	\$561,400	WD	03-ARM'S LENGTH	\$561,400	\$216,400	38.55	\$477,262	\$293,730	\$267,670	\$166,847	1.604	1,512
16-160-011-00	2246 PARKER DR	04/28/23	\$600,000	WD	24-PARTIAL ASSESSMENT	\$600,000	\$213,600	35.60	\$493,128	\$306,790	\$293,210	\$169,398	1.731	1,392
16-165-006-00	2308 VISTA POINT DR	03/24/23	\$537,000	WD	03-ARM'S LENGTH	\$537,000	\$184,700	34.39	\$453,199	\$250,987	\$286,013	\$183,829	1.556	1,380
16-175-005-00	1775 EDWIN DR	06/05/23	\$675,000	MLC	24-PARTIAL ASSESSMENT	\$675,000	\$161,300	23.90	\$593,878	\$149,375	\$525,625	\$404,094	1.301	2,500
16-205-004-00	3121 SANDY BEACH	04/26/23	\$430,000	WD	24-PARTIAL ASSESSMENT	\$430,000	\$161,900	37.65	\$401,549	\$251,178	\$178,822	\$136,701	1.308	1,376
16-230-016-00	12702 PARK DR	08/11/23	\$850,000	WD	24-PARTIAL ASSESSMENT	\$850,000	\$262,100	30.84	\$729,077	\$270,468	\$579,532	\$416,917	1.390	2,617
16-260-010-00	12575 WESTWOOD LN	02/01/23	\$945,000	WD	03-ARM'S LENGTH	\$945,000	\$392,700	41.56	\$907,457	\$409,135	\$535,865	\$453,020	1.183	3,602
16-260-017-00	12753 WESTWOOD LN	04/14/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$426,200	47.36	\$926,448	\$438,874	\$461,126	\$443,249	1.040	2,619
Totals:			\$6,166,400			\$6,166,400	\$2,252,800		\$5,670,178		\$3,361,486	\$2,604,785		
								Sale. Ratio =>	36.53			E.C.F. =>	1.291	1.290
								Std. Dev. =>	6.57			Ave. E.C.F. =>	1.347	

ECF - Mobile Homes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-006-002-20	12908 ROBERT LN	05/28/21	\$180,000	WD	24-PARTIAL ASSESSMENT	\$180,000	\$54,800	30.44	\$178,013	\$40,939	\$139,061	\$98,899	1.406
16-017-036-50	11994 LAKERIDGE DR	06/30/22	\$205,000	WD	24-PARTIAL ASSESSMENT	\$205,000	\$58,000	28.29	\$214,743	\$66,107	\$138,893	\$107,241	1.295
16-023-012-30	8149 OLD TREE DR	12/17/21	\$349,900	WD	24-PARTIAL ASSESSMENT	\$349,900	\$96,100	27.46	\$358,505	\$82,076	\$267,824	\$199,444	1.343
16-085-005-00	809 EDGE CREEK DR	03/09/22	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$35,500	28.42	\$120,750	\$51,296	\$73,604	\$47,735	1.542
16-105-025-00	12932 HAZEL DR	03/15/22	\$260,000	WD	24-PARTIAL ASSESSMENT	\$260,000	\$75,100	28.88	\$263,508	\$147,902	\$112,098	\$79,454	1.411
16-105-027-10	12952 HAZEL DR	12/02/21	\$270,000	WD	24-PARTIAL ASSESSMENT	\$270,000	\$79,300	29.37	\$268,661	\$147,902	\$122,098	\$82,996	1.471
16-105-030-00	2889 S PATTERSON RD	06/15/22	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$103,000	36.01	\$279,141	\$183,331	\$102,669	\$65,849	1.559
16-150-001-10	225 LAKEVIEW DR	09/22/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$77,100	35.05	\$222,460	\$121,147	\$98,853	\$69,631	1.420
16-155-029-00	2045 PARKER DR	02/12/22	\$150,000	WD	24-PARTIAL ASSESSMENT	\$150,000	\$38,900	25.93	\$113,492	\$52,574	\$97,426	\$41,868	2.327
16-165-016-00	2234 VISTA POINT DR	07/15/21	\$275,000	WD	24-PARTIAL ASSESSMENT	\$275,000	\$86,900	31.60	\$306,267	\$167,280	\$107,720	\$95,524	1.128
16-225-020-00	12925 VALLEY DR	10/14/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$95,700	38.30	\$273,021	\$163,263	\$86,637	\$75,435	1.148
16-250-026-00	2635 ABBEY RD	07/12/21	\$170,000	WD	24-PARTIAL ASSESSMENT	\$170,000	\$55,900	32.88	\$183,062	\$66,887	\$103,113	\$83,820	1.230
Totals:			\$2,740,700			\$2,740,700	\$856,300		\$2,781,623		\$1,449,996	\$1,047,895	
								Sale. Ratio =>	31.24			E.C.F. =>	1.384
								Std. Dev. =>	3.79			Ave. E.C.F. =>	1.440

ECF - Newer Subs/Site Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-305-006-00	12803 CUTLER COVE ST	11/29/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$123,500	32.08	\$315,408	\$119,574	\$265,426	\$209,448	1.267
16-310-008-00	12171 SANDSTONE DR	07/19/21	\$390,000	WD	25-PARTIAL CONSTRUCTION	\$390,000	\$22,400	5.74	\$394,441	\$86,592	\$303,408	\$329,250	0.922
16-325-011-00	1823 STARR VIEW LN	09/30/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$213,400	44.93	\$533,957	\$93,558	\$381,442	\$471,015	0.810
16-325-013-00	1839 STARR VIEW LN	02/22/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$214,700	39.04	\$537,680	\$89,103	\$460,897	\$479,762	0.961
16-325-014-00	1814 STARR VIEW LN	01/27/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$121,600	36.85	\$331,830	\$100,479	\$229,521	\$247,434	0.928
16-325-021-00	1758 STARR VIEW LN	05/24/21	\$350,000	WD	24-PARTIAL ASSESSMENT	\$350,000	\$130,700	37.34	\$391,052	\$89,245	\$260,755	\$322,788	0.808
Totals:			\$2,480,000			\$2,480,000	\$826,300		\$2,504,368		\$1,901,449	\$2,059,697	
								Sale. Ratio =>	33.32			E.C.F. =>	0.923
								Std. Dev. =>	13.82			Ave. E.C.F. =>	0.949

ECF - Oak Grove Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-138-011-00	2678 RUSSELL DR	11/30/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$64,500	38.17	\$156,826	\$82,500	\$86,500	\$47,706	1.813
Totals:			\$169,000			\$169,000	\$64,500		\$156,826		\$86,500	\$47,706	
								Sale. Ratio =>	38.17			E.C.F. =>	1.813
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.813

ECF - Old Farm Village

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-102-002-00	1423 QUAIL RUN DR	03/31/22	\$305,000	WD	24-PARTIAL ASSESSMENT	\$305,000	\$104,000	34.10	\$306,637	\$38,087	\$266,913	\$203,139	1.314
16-102-015-00	1302 OX BOW	09/01/23	\$315,000	WD	24-PARTIAL ASSESSMENT	\$315,000	\$102,700	32.60	\$256,674	\$37,797	\$277,203	\$165,565	1.674
16-103-035-00	1209 QUAIL RUN DR	08/29/19	\$236,200	WD	03-ARM'S LENGTH	\$236,200	\$89,900	38.06	\$218,688	\$33,795	\$202,405	\$144,787	1.398
16-103-036-00	1237 QUAIL RUN DR	05/01/19	\$239,900	WD	25-PARTIAL CONSTRUCTION	\$239,900	\$96,200	40.10	\$251,639	\$42,455	\$197,445	\$163,809	1.205
16-103-038-00	1260 QUAIL RUN DR	02/20/20	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$0	0.00	\$209,100	\$31,358	\$191,142	\$139,187	1.373
16-103-042-00	1164 QUAIL RUN DR	09/29/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$89,900	39.26	\$249,401	\$34,573	\$194,427	\$168,229	1.156
16-103-044-00	1102 QUAIL RUN DR	11/04/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$109,600	40.90	\$300,140	\$51,481	\$216,519	\$188,093	1.151
16-103-044-00	1102 QUAIL RUN DR	09/22/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$129,400	40.44	\$300,140	\$51,481	\$268,519	\$188,093	1.428
16-103-045-00	7468 ELKHORN DR	12/06/19	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$92,000	44.02	\$211,857	\$27,537	\$181,463	\$144,338	1.257
Totals:			\$2,344,600			\$2,344,600	\$813,700		\$2,304,276		\$1,996,036	\$1,505,240	
								Sale. Ratio =>	34.71			E.C.F. =>	1.326
								Std. Dev. =>	13.36			Ave. E.C.F. =>	1.328

ECF - Payne Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
16-017-012-00	563 PAYNE RIDGE DR	01/12/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$242,100	48.52	\$588,127	\$323,233	\$175,767	\$207,760	0.846		
16-085-023-00	697 EDGE CREEK DR	08/12/22	\$271,100	WD	24-PARTIAL ASSESSMENT	\$271,100	\$77,500	28.59	\$292,657	\$55,979	\$215,121	\$185,630	1.159		
16-100-002-00	719 S BRIGGS RD	09/24/21	\$585,000	WD	24-PARTIAL ASSESSMENT	\$585,000	\$142,100	24.29	\$570,090	\$246,611	\$338,389	\$253,709	1.334		
16-100-012-00	11420 HYDEAWAY CT	07/16/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$52,500	32.81	\$155,362	\$51,502	\$108,498	\$81,459	1.332		
16-100-014-00	11384 HYDEAWAY CT	02/16/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,200	41.49	\$252,570	\$61,090	\$153,910	\$150,180	1.025		
16-130-004-00	11554 W M-179 HWY	10/28/22	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$152,200	37.77	\$390,098	\$166,021	\$236,979	\$175,747	1.348		
16-130-005-50	1434 LYNN DR	03/02/22	\$320,000	WD	24-PARTIAL ASSESSMENT	\$320,000	\$58,800	18.38	\$344,051	\$56,257	\$263,743	\$225,721	1.168		
16-130-019-00	1296 LYNN DR	11/02/21	\$370,000	WD	24-PARTIAL ASSESSMENT	\$370,000	\$116,000	31.35	\$318,958	\$193,295	\$176,705	\$98,559	1.793		
Totals:			\$2,823,100			\$2,823,100	\$930,400		\$2,911,913		\$1,669,112	\$1,378,765			
								Sale. Ratio =>	32.96					E.C.F. =>	1.211
								Std. Dev. =>	9.62					Ave. E.C.F. =>	1.251

ECF - Pleasant Valley-Glass Creek

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-320-001-00	12921 GOLDENROD CT	05/12/22	\$301,454	WD	03-ARM'S LENGTH	\$301,454	\$124,300	41.23	\$302,741	\$40,380	\$261,074	\$254,472	1.026
16-320-003-00	12897 GOLDENROD CT	03/10/22	\$289,900	WD	24-PARTIAL ASSESSMENT	\$289,900	\$76,200	26.28	\$283,987	\$46,760	\$243,140	\$230,094	1.057
16-320-010-00	12719 GOLDENROD CT	02/04/22	\$325,000	WD	24-PARTIAL ASSESSMENT	\$325,000	\$97,100	29.88	\$282,202	\$41,429	\$283,571	\$233,533	1.214
16-320-024-00	12804 GOLDENROD CT	09/02/22	\$349,000	WD	24-PARTIAL ASSESSMENT	\$349,000	\$100,200	28.71	\$273,576	\$52,518	\$296,482	\$214,411	1.383
16-320-033-00	1643 WATER LILY LN	08/13/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$104,700	36.74	\$274,928	\$47,401	\$237,599	\$220,686	1.077
16-350-001-00	1475 CRYSTAL WAY CT	06/15/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$118,300	31.55	\$287,606	\$42,553	\$332,447	\$237,685	1.399
16-350-004-00	1273 CRYSTAL WAY CT	05/28/21	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$126,900	37.60	\$355,419	\$37,810	\$299,690	\$308,059	0.973
16-350-014-00	1050 CRYSTAL WAY CT	05/03/22	\$432,100	WD	24-PARTIAL ASSESSMENT	\$432,100	\$151,900	35.15	\$500,433	\$93,613	\$338,487	\$394,588	0.858
16-350-021-00	1224 CRYSTAL WAY CT	09/13/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$112,600	41.70	\$300,653	\$70,010	\$199,990	\$223,708	0.894
16-350-029-00	1476 CRYSTAL WAY CT	10/26/21	\$560,000	WD	24-PARTIAL ASSESSMENT	\$560,000	\$210,600	37.61	\$633,107	\$162,981	\$397,019	\$455,990	0.871
16-351-032-00	1427 SPRINGVIEW CT	06/18/21	\$367,500	WD	03-ARM'S LENGTH	\$367,500	\$148,100	40.30	\$392,570	\$83,031	\$284,469	\$300,232	0.947
16-351-033-00	1401 SPRINGVIEW CT	03/15/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$132,000	41.25	\$352,603	\$83,416	\$236,584	\$261,093	0.906
16-351-034-00	1365 SPRINGVIEW CT	05/12/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$166,300	41.58	\$416,909	\$104,421	\$295,579	\$303,092	0.975
16-351-048-00	1114 SPRINGVIEW CT	12/05/22	\$394,900	WD	24-PARTIAL ASSESSMENT	\$394,900	\$131,400	33.27	\$356,234	\$49,768	\$345,132	\$297,251	1.161
16-351-052-00	1224 SPRINGVIEW CT	02/28/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$133,600	41.11	\$343,324	\$48,922	\$276,078	\$285,550	0.967
16-351-056-00	1344 SPRINGVIEW CT	05/20/22	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$133,900	36.29	\$325,607	\$50,740	\$318,260	\$266,602	1.194
Totals:			\$5,701,354			\$5,701,354	\$2,068,100		\$5,681,899		\$4,645,601	\$4,487,048	
								Sale. Ratio =>	36.27			E.C.F. =>	1.035
								Std. Dev. =>	5.04			Ave. E.C.F. =>	1.056

ECF - Rural Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
16-003-009-00	9945 SHAW LAKE RD	11/09/22	\$188,500	WD	24-PARTIAL ASSESSMENT	\$188,500	\$56,300	29.87	\$177,675	\$38,163	\$150,337	\$113,980	1.319	1,701
16-005-006-40	1792 N PAYNE LAKE RD	04/28/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$225,000	49.45	\$492,120	\$148,008	\$306,992	\$281,137	1.092	1,485
16-007-003-00	12760 BOWENS MILL RD	06/26/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$121,800	44.29	\$270,469	\$79,327	\$195,673	\$156,162	1.253	2,752
16-008-025-00	100 OLD MILL RD	09/27/23	\$407,000	WD	24-PARTIAL ASSESSMENT	\$407,000	\$99,300	24.40	\$387,233	\$76,724	\$330,276	\$253,684	1.302	2,451
16-008-026-01	743 N BRIGGS RD	04/10/23	\$294,500	WD	24-PARTIAL ASSESSMENT	\$294,500	\$110,400	37.49	\$245,967	\$56,624	\$237,876	\$154,692	1.538	1,288
16-015-004-20	600 SPRUCE HOLLOW DR	05/31/23	\$651,000	WD	24-PARTIAL ASSESSMENT	\$651,000	\$233,100	35.81	\$540,356	\$146,383	\$504,617	\$321,873	1.568	1,532
16-017-006-10	11287 BOWENS MILL RD	09/25/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$154,300	45.38	\$336,851	\$49,152	\$290,848	\$235,048	1.237	1,063
16-019-007-30	1885 S PATTERSON RD	03/17/23	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$77,100	26.86	\$269,980	\$57,315	\$229,685	\$173,746	1.322	1,851
16-020-019-00	11054 W M-179 HWY	10/17/22	\$175,000	MLC	24-PARTIAL ASSESSMENT	\$175,000	\$58,400	33.37	\$165,318	\$44,000	\$131,000	\$99,116	1.322	1,232
Totals:			\$3,073,000			\$3,073,000	\$1,135,700		\$2,885,969		\$2,377,304	\$1,789,439		
								Sale. Ratio =>	36.96			E.C.F. =>	1.329	1.320
								Std. Dev. =>	8.67			Ave. E.C.F. =>	1.328	

ECF - Hastings Gun Lake Club
Wayland Gun Lake Club

Totals:	\$0	\$0	\$0	\$0	\$0	\$0
		Sale. Ratio =>	0.00	E.C.F. =>	0.000	
		Std. Dev. =>	#DIV/0!	Ave. E.C.F. =>	#DIV/0!	

No current sales..used historical ECF for 2024

