

EGB - EVERGREEN BEACH & LMB3 - LAKE MICH BACKLOT S TWP ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parc	Land Table	Property C	Building Depr.	
07-750-001-00	1448 71ST ST	9/17/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$261,700	52.34	\$523,347	\$158,122	\$341,878	\$238,709	1.432	2567		\$133 LMB3	4.952	COTTAGE	158122		SOUTH LAKE INF DEV	401	62	
07-750-006-00	1440 71ST ST	9/22/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$139,700	53.73	\$279,313	\$158,122	\$101,878	\$79,210	1.286	797		\$128 LMB3	9.649	COTTAGE	158122		SOUTH LAKE INF DEV	401	60	
07-750-009-00	1438 71ST ST	9/6/2023	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$104,300	52.41	\$208,573	\$105,211	\$93,789	\$67,557	1.388	668		\$140 LMB3	0.563	COTTAGE	105211		SOUTH LAKE INF DEV	401	60	
07-750-055-00	7126 RIDGEWAY ST	10/2/2023	\$386,000	WD	03-ARM'S LENGTH	\$336,000	\$175,700	52.29	\$351,315	\$130,238	\$205,762	\$144,495	1.424	1085		\$190 LMB3	4.134	MULTI-STORY	126314		SOUTH LAKE INF DEV	401	79	
Totals:						\$1,345,000	\$681,400		\$1,362,548		\$743,307	\$529,971				\$148		1.987						
								Sale. Ratio =>	52.62				E.C.F. =>	1.403	Std. Deviation=>		0.067							
								Std. Dev. =>	0.69				Ave. E.C.F. =>	1.383	Ave. Variance=>		4.825	Coefficient of Var=>		3.489				

CORRECTED VALUATION FOLLOWING ECF APPLICATION

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parc	Land Table	Property C	Building Depr.	
07-750-001-00	1448 71ST ST	9/17/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$246,500	49.30	\$493,031	\$158,122	\$341,878	\$238,709	1.432	2567		\$133 LMB3	4.952	COTTAGE	\$158,122		SOUTH LAKE INF DEV	401	62	
07-750-006-00	1440 71ST ST	9/22/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$134,600	51.77	\$269,254	\$158,122	\$101,878	\$79,210	1.286	797		\$128 LMB3	9.650	COTTAGE	\$158,122		SOUTH LAKE INF DEV	401	60	
07-750-009-00	1438 71ST ST	9/6/2023	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$100,000	50.25	\$199,993	\$105,211	\$93,789	\$67,557	1.388	668		\$140 LMB3	0.563	COTTAGE	\$105,211		SOUTH LAKE INF DEV	401	60	
07-750-055-00	7126 RIDGEWAY ST	10/2/2023	\$386,000	WD	03-ARM'S LENGTH	\$336,000	\$166,500	49.55	\$332,964	\$130,238	\$205,762	\$144,495	1.424	1085		\$190 LMB3	4.134	MULTI-STORY	\$126,314		SOUTH LAKE INF DEV	401	79	
Totals:						\$1,345,000	\$647,600		\$1,295,242		\$743,307	\$529,971				\$148		1.987						
								Sale. Ratio =>	50.01				E.C.F. =>	1.403	Std. Deviation=>		0.067							
								Std. Dev. =>	1.11				Ave. E.C.F. =>	1.383	Ave. Variance=>		4.825	Coefficient of Var=>		3.490				