

LMF - LAKE MICH FRONT & LFN - LAKE FRONT NORTHERN TOWNSHIP

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 Parcels in Sale	Land Table	Property Class	Building Depr.	
07-005-053-00	2244 LAKESHORE DR	4/27/2023	\$2,947,500	WD	03-ARM'S LENGTH	\$2,947,500	\$1,453,400	49.31	\$2,906,712	\$1,257,903	\$1,689,597	\$1,090,482	1.549	2816		\$600 LFN	0.183	2 STORY	\$1,200,800		LAKE MICH FRONTAGE	401	88	
07-320-020-00	1810 MORNING GLORY RD	5/1/2023	\$855,000	WD	03-ARM'S LENGTH	\$825,000	\$431,200	52.27	\$862,361	\$553,240	\$271,760	\$204,445	1.329	1640		\$166 LMF	21.832	COTTAGE	\$550,979		LAKE MICH FRONTAGE	401	69	
07-525-002-00	7141 SUEQUAHANNA	10/24/2024	\$3,300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$3,300,000	\$1,589,600	48.17	\$3,179,140	\$2,018,105	\$1,281,895	\$741,081	1.730	2298		\$558 LMF	18.219	2 STORY	\$1,768,630	07-525-003-00	LAKE MICH FRONTAGE	401	82	
07-700-011-00	1644 WALKER RD	8/17/2023	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$503,800	47.98	\$1,075,551	\$665,273	\$384,727	\$225,613	1.705	2338		\$165 LMF	15.768	COTTAGE	\$846,711		LAKE MICH FRONTAGE	401	55	
07-750-168-00	1422 KATHERINE ST	9/27/2024	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$279,000	50.73	\$558,032	\$419,728	\$130,272	\$91,471	1.424	940		\$139 LMF	12.338	COTTAGE	\$415,257		LAKE MICH FRONTAGE	401	60	
Totals:						\$8,702,500	\$4,257,000		\$7,613,796		\$3,758,251	\$2,353,092				\$325		4.958						
						Sale. Ratio =>			49.09	E.C.F. =>			1.597	Std. Deviation=>			0.174							
						Std. Dev. =>			1.81	Ave. E.C.F. =>			1.548	Ave. Variance=>			13.668	Coefficient of Var=>			8.832			

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 Parcels in Sale	Land Table	Property Class	Building Depr.	
07-005-053-00	2244 LAKESHORE DR	4/27/2023	\$2,947,500	WD	03-ARM'S LENGTH	\$2,947,500	\$1,499,700	50.88	\$2,999,403	\$1,257,903	\$1,689,597	\$1,090,482	1.549	2816		\$600 LFN	0.285	2 STORY	\$1,200,800		LAKE MICH FRONTAGE	401	88	
07-320-020-00	1810 MORNING GLORY RD	5/1/2023	\$855,000	WD	03-ARM'S LENGTH	\$825,000	\$439,900	53.32	\$879,739	\$553,240	\$271,760	\$204,445	1.329	1640		\$166 LMF	21.730	COTTAGE	\$550,979		LAKE MICH FRONTAGE	401	69	
07-525-002-00	7141 SUEQUAHANNA	10/24/2024	\$3,300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$3,300,000	\$1,622,200	49.16	\$3,244,409	\$2,018,105	\$1,281,895	\$741,081	1.730	2298		\$558 LMF	18.321	2 STORY	\$1,768,630	07-525-003-00	LAKE MICH FRONTAGE	401	82	
07-700-011-00	1644 WALKER RD	8/17/2023	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$513,400	48.90	\$1,026,728	\$666,424	\$383,576	\$225,613	1.700	2338		\$164 LMF	15.360	COTTAGE	\$865,273		LAKE MICH FRONTAGE	401	55	
07-750-168-00	1422 KATHERINE ST	9/27/2024	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$282,900	51.44	\$565,807	\$419,728	\$130,272	\$91,471	1.424	940		\$139 LMF	12.338	COTTAGE	\$415,257		LAKE MICH FRONTAGE	401	60	
Totals:						\$8,702,500	\$4,358,100		\$8,716,086		\$3,757,100	\$2,353,092					\$325		5.011					
						Sale. Ratio =>			50.25	E.C.F. =>			1.597	Std. Deviation=>			0.173							
						Std. Dev. =>			1.81	Ave. E.C.F. =>			1.547	Ave. Variance=>			13.586	Coefficient of Var=>			8.785			