

MAES - MAES SYLVAN SHORES 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 Parcels in Sale	Land Table	Property Class	Building Depr.		
07-350-004-00	1214 SHORE CREST DR	4/28/2023	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$423,600	52.95	\$847,211	\$413,947	\$386,053	\$374,472	1.031	3284		\$118 MAES	19.645	COTTAGE	\$403,268		LAKE MICH FRONTAGI	401	74		
07-350-005-00	1218 SHORE CREST DR	8/30/2024	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$549,700	49.97	\$1,099,423	\$610,626	\$489,374	\$422,469	1.158	3160		\$155 MAES	6.901	MULTI-STORY	\$604,986		LAKE MICH FRONTAGI	401	78		
07-350-007-00	1228 SHORE CREST DR	5/25/2023	\$1,190,000	WD	03-ARM'S LENGTH	\$1,190,000	\$579,900	48.73	\$1,159,897	\$463,370	\$726,630	\$602,011	1.207	2271		\$320 MAES	2.037	COTTAGE	\$403,268		LAKE MICH FRONTAGI	401	77		
07-350-017-00	1224 ASH DR	5/14/2024	\$572,375	WD	03-ARM'S LENGTH	\$572,375	\$313,600	54.79	\$627,253	\$135,509	\$436,866	\$425,016	1.028	2928		\$149 MAES	19.950	COTTAGE	\$135,509		SOUTH LAKE INF DEV	401	69		
07-350-026-00	1223 ASH DR	5/11/2024	\$1,800,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,700,000	\$823,600	48.45	\$1,647,200	\$462,191	\$1,237,809	\$787,903	1.571	4047		\$306 MAES	34.364	MULTI-STORY	\$280,000	07-350-027-00		401	81		
07-350-047-00	1227 BEECH DR	5/26/2023	\$489,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$489,900	\$262,700	53.62	\$525,244	\$218,472	\$271,428	\$265,144	1.024	1412		\$192 MAES	20.368	COTTAGE	\$216,582	07-350-056-00		401	83		
07-350-048-00	1243 HEMLOCK DR	9/6/2024	\$581,555	WD	03-ARM'S LENGTH	\$581,555	\$233,600	40.17	\$467,191	\$148,918	\$432,637	\$275,085	1.573	1734		\$250 MAES	34.536	MULTI-STORY	\$130,955		SOUTH LAKE INF DEV	401	80		
Totals:						\$6,533,830	\$3,186,700		\$6,373,419		\$3,980,797	\$3,152,100				\$213	3.552659147								
								Sale. Ratio =>	49.53					E.C.F. =>	1.263			Std. Deviation=>	0.246						
								Std. Dev. =>	4.92					Ave. E.C.F. =>	1.227			Ave. Variance=>	19.686	Coefficient of Var=>		16.039			