

ECF ANALYSIS - CRYSTAL LAKE/CRYSTAL LAKE WEST - CRYSTAL TOWNSHIP, MONTCALM COUNTY 2024

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Property Class				
005-018-005-00	2148 STRAIT TOW BLVD	08/10/21	\$351,882	WD	03-ARM'S LENGTH	\$351,882	\$201,300	57.21	\$607,329	\$68,903	\$282,979	\$469,421	0.603	2,408	\$117.52	4004	63.3292	1.25-1.75 STY	\$60,249		401				
005-590-008-00	436 N SHORE DR	07/02/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,200	49.74	\$142,817	\$65,888	\$49,112	\$67,070	0.732	596	\$82.40	4004	#REF!	1 STORY	\$60,730		401				
005-280-104-00	2539 ITHACA ST	09/29/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$50,700	34.97	\$175,995	\$28,973	\$116,027	\$128,180	0.905	2,015	\$57.58	4004	77.7646	1.25-1.75 STY	\$161,243		401				
005-570-020-00	2611 S SHORE DR	10/07/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$76,500	45.00	\$182,963	\$95,657	\$74,343	\$76,117	0.977	720	\$103.25	4004	30.8167	1 STORY	\$95,657		401				
005-007-034-00	1233 N SHORE DR	06/27/22	\$780,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$780,000	\$319,700	40.99	\$858,538	\$188,994	\$591,006	\$583,735	1.012	3,038	\$194.54	4004	101.2456	1.75 STORY	\$99,153		401				
005-230-017-00	410 N SHORE DR	01/14/22	\$248,000	MLC	04-BUYERS INTEREST IN A LC	\$248,000	\$72,900	29.40	\$262,603	\$77,149	\$170,851	\$161,686	1.057	768	\$222.46	4004	105.6683	1.25-1.75 STY	\$98,275		401				
005-008-021-00	486 N SHORE DR	09/21/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$140,000	33.73	\$345,802	\$148,395	\$266,605	\$242,515	1.099	2,184	\$122.07	4004	109.9335	1 STORY	\$23,750		401				
005-400-001-00	1999 STRAIT TOW BLVD	03/28/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$244,700	31.57	\$733,034	\$145,503	\$629,497	\$512,233	1.229	3,454	\$182.25	4005	2.6513	2 STORY	\$113,824		401				
005-007-877-03	6524 SPINNAKER	09/09/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$159,000	30.00	\$492,675	\$171,070	\$358,930	\$280,388	1.280	1,932	\$185.78	4004	128.0119	1.5 STORY	\$71,288		401				
005-230-024-00	409 N SHORE DR	12/30/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$124,300	27.62	\$414,702	\$121,028	\$328,972	\$256,037	1.285	1,312	\$250.74	4004	128.4863	1.25-1.75 STY	\$140,415		401				
005-230-024-00	409 N SHORE DR	05/26/22	\$450,000	MLC	04-BUYERS INTEREST IN A LC	\$450,000	\$149,900	33.31	\$414,702	\$121,028	\$328,972	\$256,037	1.285	1,312	\$250.74	4004	128.4863	1.25-1.75 STY	\$113,824		401				
005-570-025-00	2661 S SHORE DR	07/01/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$105,800	35.86	\$271,568	\$99,109	\$195,891	\$150,357	1.303	960	\$204.05	4004	#REF!	1 STORY	\$128,340	005-520-017-00	401				
005-530-014-00	2267 COVE TRAIL	07/08/21	\$412,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$412,000	\$129,700	31.48	\$365,943	\$121,434	\$290,566	\$213,173	1.363	1,689	\$172.03	4004	16.0640	1.25-1.75 STY	\$99,109		401				
005-630-026-00	1965 STRAIT TOW BLVD	11/21/22	\$925,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$925,000	\$225,100	24.34	\$686,211	\$105,220	\$819,780	\$506,531	1.618	2,350	\$348.84	4005	28.3757	2 STORY	\$35,000		401				
005-280-070-00	2621 LANSING ST	07/15/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$48,200	24.72	\$145,426	\$38,836	\$156,164	\$92,929	1.680	830	\$188.15	4004	168.0459	1 STORY	\$137,004		401				
005-007-038-00	1247 N SHORE DR	10/15/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$109,400	24.04	\$342,565	\$101,889	\$353,111	\$209,831	1.683	1,183	\$298.49	4005	168.2836	1.75 STORY	\$158,907	005-018-044-00	401				
005-280-109-00	2542 ITHACA ST	11/11/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$36,300	24.20	\$101,612	\$28,118	\$121,882	\$64,075	1.902	1,104	\$110.40	4004	190.2178	COTTAGE	\$104,042	005-600-025-00	401				
Totals:			\$6,861,882			\$6,861,882	\$2,250,700		\$6,544,485		\$5,134,688	\$4,270,312			\$181.84		3.3703								
						Sale. Ratio =>	32.80							E.C.F. =>	1.202							Std. Deviation=>	0.3488172		
						Std. Dev. =>	9.44							Ave. E.C.F. =>	1.236							Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!

2024 CRYSTAL
CRYSTAL LAKE
2024 ANALYZED 1.202
2024 UTILIZED 1.200

2024 CRYSTAL
4005 CRYSTAL LAKE WEST
2024 ANALYZED 1.202
2024 UTILIZED 1.202

*GROUPED CRYSTAL LAKE AND CRYSTAL LAKE WEST TOGETHER
NOT ENOUGH SALES FOR CRYSTAL LAKE WEST TO DETERMINE AN ECF
CRYSTAL LAKE WEST : THE SALES FOR THE CRYSTAL HOME WEST ARE HIGHER IN ECF, THUS THE 1.202 VERSUS 1.200 UTILIZED FOR CRYSTAL LAKE