

ECF ANALYSIS - DUCK/LOON LAKES - 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	Use Code	Land Value	Other Parcels in Sale	Property Class	Building Depr.
005-200-007-00	1640 COLONEL POINT DR	07/19/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,500	33.03	\$182,580	\$50,034	\$114,966	\$156,859	0.733	1,580	\$72.76	4035	85.1530	1.25-1.75 STY		\$43,500		401	77
005-680-033-00	1910 WATERVIEW WAY	07/30/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$81,000	38.94	\$230,665	\$49,324	\$158,676	\$214,605	0.739	1,572	\$100.94	4035	20.9219	1 STORY		\$36,592		401	69
005-670-003-00	9251 MICHELLE DR	03/22/23	\$201,600	WD	03-ARM'S LENGTH	\$201,600	\$97,700	48.46	\$223,705	\$38,645	\$162,955	\$219,006	0.744	1,792	\$90.93	4035	44.5414	1 STORY		\$141,617		401	68
005-680-017-00	1861 BEACH DR	10/28/21	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$106,800	29.18	\$393,999	\$148,117	\$217,883	\$290,985	0.749	2,503	\$87.05	4035	#REF!	1 STORY		\$21,533		401	78
005-010-009-00	9419 E COLBY RD	04/18/22	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$116,200	47.43	\$241,830	\$117,595	\$127,405	\$155,294	0.820	1,228	\$103.75	4035	82.0413	1 STORY		\$80,525	005-015-004-00	401	69
005-010-041-00	9915 E COLBY RD	06/17/22	\$297,900	WD	03-ARM'S LENGTH	\$297,900	\$120,200	40.35	\$297,026	\$134,168	\$163,732	\$192,731	0.850	2,150	\$76.15	4035	84.9535	TRADITIONAL		\$28,206		401	68
005-015-013-00	9468 E COLBY RD	10/03/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,900	39.08	\$111,044	\$38,000	\$82,000	\$86,443	0.949	1,125	\$72.89	4035	94.8606	1 STORY		\$31,651		401	79
005-007-014-00	1243 S SENATOR RD	11/04/22	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$78,700	39.35	\$179,618	\$68,877	\$131,123	\$131,054	1.001	960	\$136.59	4035	100.0523	TRADITIONAL		\$25,420		401	69
005-690-026-00	1512 SHEPARD ST	06/30/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$102,800	34.27	\$255,995	\$41,694	\$258,306	\$253,611	1.019	1,360	\$189.93	4035	13.4537	1 STORY		\$126,875		401	61
005-680-007-00	1841 WATERVIEW WAY	05/09/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$48,300	28.41	\$144,642	\$38,584	\$131,416	\$125,512	1.047	988	\$133.01	4035	104.7036	1 STORY		\$35,646		401	81
005-680-026-00	1830 LAKEWOOD DR	08/19/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$53,100	34.26	\$123,558	\$37,311	\$117,689	\$102,067	1.153	988	\$119.12	4035	22.5810	1 STORY		\$23,750		401	72
005-015-014-00	9570 E COLBY RD	12/17/21	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$51,900	23.59	\$181,938	\$88,573	\$131,427	\$110,491	1.189	973	\$135.07	4035	118.9480	1.25-1.75 STY		\$38,000		401	54
005-690-042-00	1427 SHEPARD ST	08/31/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$43,800	28.63	\$105,351	\$26,586	\$126,414	\$93,213	1.356	732	\$172.70	4035	135.6184	1 STORY		\$63,000	005-493-037-00	401	73
005-680-022-00	1790 LAKEWOOD DR	05/17/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$42,100	26.82	\$97,631	\$29,788	\$127,212	\$80,288	1.584	792	\$160.62	4035	158.4454	1 STORY		\$43,686		401	69
Totals:			\$2,958,500			\$2,958,500	\$1,044,000		\$2,769,582		\$2,051,204	\$2,212,159			\$117.97		6.7970						
								Sale. Ratio =>	35.29					E.C.F. =>	0.927	Std. Deviation=>		0.25651671					
								Std. Dev. =>	7.52					Ave. E.C.F. =>	0.995	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!			

2024 CRYSTAL
 DUCK/LOON LAKE ECF
 2024 ANALYZED 0.927
 2024 UTILIZED 0.9