

ECF ANALYSIS - TOWN - CRYSTAL TOWNSHIP 2026

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	Land Table	Property Class	Building Depr.	
005-009-034-01	8311 E COLBY	02/13/25	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$72,600	39.46	\$169,688	\$23,940	\$160,060	\$165,435	0.968	1,768	\$90.53	4025	1.5312	2 STORY		\$22,010		4025 TOWN	401	59	
005-017-010-00	1006 S MAIN ST	06/30/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$52,900	29.39	\$144,925	\$30,434	\$149,566	\$129,956	1.151	1,358	\$110.14	4025	19.8700	1 STORY		\$30,334		4025 TOWN	401	68	
005-017-020-02	2930 S SHORE DR	03/07/24	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$85,400	44.25	\$196,138	\$13,800	\$179,200	\$206,967	0.866	1,694	\$105.79	4025	8.6361	TRADITIONAL		\$13,800		4025 TOWN	401	67	
005-106-003-00	219 S LINCOLN ST	08/19/24	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$206,300	69.00	\$344,717	\$37,390	\$261,610	\$348,839	0.750	3,118	\$83.90	4025	20.2254	2 STORY		\$28,001		4025 TOWN	401	69	
005-109-002-00	304 E SMITH ST	06/16/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$69,000	41.07	\$161,917	\$26,126	\$141,874	\$154,133	0.920	1,404	\$101.05	4025	3.1733	1 STORY		\$26,126		4025 TOWN	401	66	
005-133-002-00	814 S PARKER ST	08/29/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$98,300	57.82	\$175,230	\$34,689	\$135,311	\$159,524	0.848	1,911	\$70.81	4025	10.3984	1.25-1.75 STY		\$28,137		4025 TOWN	401	59	
005-139-006-01	430 W BELDING ST	09/08/23	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$59,000	37.22	\$131,816	\$48,310	\$110,190	\$94,785	1.163	1,178	\$93.54	4025	21.0321	TRADITIONAL		\$48,310		4010 OFF LAKE AVERAGE	401	56	
Totals:						\$1,352,500	\$643,500		\$1,324,431		\$1,137,811	\$1,259,639			\$93.68		4.8916								
								Sale. Ratio =>	47.58			E.C.F. =>	0.903	Std. Deviation=>		0.15499233									
								Std. Dev. =>	13.48			Ave. E.C.F. =>	0.952	Ave. Variance=>		12.1238	Coefficient of Var=>	12.73241649							

ECF ANALYSIS
TOWN
CRYSTAL TWP

2026 ANALYZED 0.903
2026 UTILIZED 0.903

SALES CONSIDERED, NOT USED

005-145-003-00	311 W LAKEVIEW ST	07/09/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$44,500	111.25	\$62,056	\$33,519	\$6,481	\$32,392	0.200	0	#DIV/0!	4025	47.4334	COTTAGE		\$21,666	No	//		4025 TOWN
005-144-002-00	211 W LAKEVIEW ST	09/18/24	\$75,240	WD	03-ARM'S LENGTH	\$75,240	\$47,400	63.00	\$106,814	\$18,496	\$56,744	\$100,247	0.566	1,354	\$41.91	4025	10.8378	1 STORY		\$18,496	No	//		4025 TOWN
005-134-005-00	804 S MAIN ST	11/07/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$58,700	97.83	\$70,986	\$27,816	\$32,184	\$49,001	0.657	1,400	\$22.99	4025	65.6801	1 STORY		\$27,704	No	//		4025 TOWN
005-105-007-00	216 E LASALLE ST	09/07/23	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$101,000	50.50	\$242,263	\$62,027	\$137,973	\$204,581	0.674	1,504	\$91.74	4025	67.4417	1.25-1.75 STY		\$61,273	No	//	005-113-001-00, (4025 TOWN