

ECF ANALYSIS - OFF WATER - 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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.					
005-280-055-00	2708 OVID ST	10/15/24	\$100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$31,200	31.20	\$75,217	\$46,094	\$53,906	\$23,891	2.256	0	#DIV/0!	4012	82.1409	COTTAGE		\$41,509	No	//	005-280-031-00	4010 OFF LAKE AVERAGE	401	88					
005-280-076-00	2630 LANSING ST	08/06/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,000	40.54	\$150,282	\$27,131	\$157,869	\$101,026	1.563	1,416	\$111.49	4012	12.7721	1 STORY		\$25,000	No	//		4010 OFF LAKE AVERAGE	401	58					
005-280-078-00	2640 LANSING ST	08/02/24	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$66,100	43.20	\$151,941	\$42,659	\$110,341	\$89,649	1.231	824	\$133.91	4012	20.4119	1 STORY		\$37,500	No	//		4010 OFF LAKE AVERAGE	401	69					
005-280-137-00	2463 PORTLAND ST	06/16/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$86,000	57.33	\$169,574	\$49,746	\$100,254	\$98,300	1.020	1,225	\$81.84	4012	41.5057	COTTAGE		\$46,265	No	//		4010 OFF LAKE AVERAGE	401	55					
005-460-004-01	460 JEAN ST	05/17/24	\$65,000	MLC	04-BUYERS INTEREST IN A LC	\$65,000	\$35,100	54.00	\$68,164	\$18,516	\$46,484	\$51,717	0.899	838	\$55.47	4012	53.6112	MH-SINGLE		\$16,574	No	//		4010 OFF LAKE AVERAGE	401	58					
005-460-012-01	458 JEAN ST	02/23/24	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$0	0.00	\$192,641	\$27,769	\$164,231	\$135,252	1.214	1,864	\$88.11	4012	22.0671	1.25-1.75 STY		\$26,720	No	//		4010 OFF LAKE AVERAGE	401	57					
005-520-004-00	1240 N SHORE DR	11/01/24	\$335,500	WD	03-ARM'S LENGTH	\$335,500	\$111,000	33.08	\$230,169	\$40,518	\$294,982	\$155,579	1.896	1,560	\$189.09	4012	46.1093	2 STORY		\$32,591	No	//		4003 NORTH, NW & EAST LAKE	401	68					
005-520-008-00	1200 N SHORE DR	09/29/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$93,300	26.66	\$263,135	\$93,471	\$256,529	\$139,183	1.843	768	\$334.02	4012	40.8175	COTTAGE		\$89,590	No	//		4003 NORTH, NW & EAST LAKE	401	89					
005-553-135-00	54 PARK AVE	07/11/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$70,900	38.96	\$168,248	\$75,653	\$106,347	\$75,960	1.400	963	\$110.43	4012	3.4889	1.75 STORY		\$75,500	No	//		4010 OFF LAKE AVERAGE	401	52					
005-555-012-00	86 SUNSET BLVD	12/19/24	\$300,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$151,600	50.53	\$306,999	\$74,355	\$225,645	\$190,848	1.182	1,413	\$159.69	4012	25.2605	1.75 STORY		\$72,556	No	//	005-554-093-00	4003 NORTH, NW & EAST LAKE	401	65					
005-557-119-00	115 ST JOHNS AVE	05/09/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,100	47.40	\$153,640	\$11,428	\$138,572	\$116,663	1.188	840	\$164.97	4012	24.7133	2 STORY		\$11,352	No	//		4010 OFF LAKE AVERAGE	401	71					
005-559-147-00	167 CLINTON AVE	07/29/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$81,100	54.07	\$151,936	\$20,045	\$129,955	\$108,196	1.201	1,118	\$116.24	4012	23.3825	1 STORY		\$16,500	No	//		4010 OFF LAKE AVERAGE	401	61					
005-559-152-00	155 CLINTON AVE	06/01/24	\$77,000	LC	04-BUYERS INTEREST IN A LC	\$77,000	\$44,500	57.79	\$93,613	\$18,500	\$58,500	\$61,619	0.949	973	\$60.12	4012	48.5542	1.5 STORY		\$18,500	No	//		4010 OFF LAKE AVERAGE	401	49					
005-559-157-00	216 SUNSET BLVD	07/29/24	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$157,300	46.82	\$329,928	\$127,835	\$208,165	\$165,786	1.256	3,196	\$65.13	4012	17.9306	2 STORY		\$121,388	No	//		4003 NORTH, NW & EAST LAKE	401	45					
005-600-004-00	1896 STRAIT TOW BLVD	06/07/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$25,900	43.17	\$45,021	\$33,334	\$26,666	\$9,587	2.781	0	#DIV/0!	4012	134.6437	COTTAGE		\$28,667	No	//		4010 OFF LAKE AVERAGE	401	88					
005-600-016-00	1943 STRAIT TOW BLVD	08/27/24	\$288,000	MLC	03-ARM'S LENGTH	\$288,000	\$157,300	54.62	\$318,466	\$144,805	\$143,195	\$132,667	1.079	1,360	\$105.29	4012	35.5575			\$138,996	No	//	005-630-019-00	4010 OFF LAKE AVERAGE	401	68					
Totals:						\$3,073,500	\$1,257,400		\$2,868,974		\$2,221,641	\$1,655,923			#DIV/0!		9.3299														
								Sale. Ratio =>	40.91									E.C.F. =>	1.342									Std. Deviation=>	0.51693261		
								Std. Dev. =>	14.75									Ave. E.C.F. =>	1.435									Ave. Variance=>	39.5604	Coefficient of Var=>	27.56955322

ECF ANALYSIS
OFF WATER
CRYSTAL TWP

2026 ANALYZED 1.342
2026 UTILIZED 1.342

SALES CONSIDERED, NOT USED

005-400-045-10	2018 THELMA ST	08/28/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$63,600	57.82	\$82,708	\$75,655	\$34,345	\$5,786	5.936	0	#DIV/0!	4012	593.5992	1 STORY		\$75,000	No	//		4010 OFF LAKE AVERAGE	402	64
005-559-150-00	161 CLINTON AVE	09/05/23	\$40,000	QC	03-ARM'S LENGTH	\$40,000	\$30,300	75.75	\$72,902	\$16,695	\$23,305	\$46,109	0.505	608	\$38.33	4012	50.5432	COTTAGE		\$16,500	No	//		4010 OFF LAKE AVERAGE	401	53
005-553-095-00	44 PARK AVE	07/20/23	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$79,300	49.56	\$228,880	\$103,159	\$56,841	\$103,135	0.551	960	\$59.21	4012	55.1134	COTTAGE		\$82,500	No	//	005-552-060-00,005-552-061-00,005-553-085-00	4010 OFF LAKE AVERAGE	401	80