

ECF ANALYSIS - MOBILE HOMES - 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.	
005-007-004-00	6738 E PAKES RD	01/26/24	\$69,500	WD	03-ARM'S LENGTH	\$69,500	\$34,900	50.22	\$77,847	\$31,303	\$38,197	\$48,483	0.788	1,080	\$35.37	4001	19.1278	MH-DOUBLE		\$29,000		4001 RURAL RESIDENTIAL	401	47	
005-012-004-01	1025 S MT HOPE RD	05/19/23	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$70,700	44.47	\$172,047	\$44,332	\$114,668	\$133,036	0.862	1,782	\$64.35	4001	11.7186	MH-DOUBLE		\$41,600		4001 RURAL RESIDENTIAL	401	62	
005-012-004-50	11390 E PAKES RD	06/16/23	\$260,000	QC	03-ARM'S LENGTH	\$260,000	\$87,400	33.62	\$216,944	\$49,721	\$210,279	\$173,304	1.213	2,184	\$96.28	4001	23.4236	MH-DOUBLE		\$46,100		4001 RURAL RESIDENTIAL	401	80	
005-107-007-00	218 E LAKE ST	08/30/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$44,400	28.65	\$134,001	\$38,102	\$116,898	\$99,895	1.170	1,352	\$86.46	4025	19.1096	MH-DOUBLE		\$31,307		4025 TOWN	401	68	
005-134-001-00	803 S PARKER ST	01/17/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$50,600	36.14	\$139,321	\$31,632	\$108,368	\$112,176	0.966	1,458	\$74.33	4025	1.3062	MH-DOUBLE		\$22,886		4025 TOWN	401	68	
005-144-001-00	162 W PEARL ST	06/07/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,200	44.09	\$221,606	\$25,139	\$199,861	\$204,653	0.977	1,767	\$113.11	4025	0.2531	MH-DOUBLE		\$24,190		4025 TOWN	401	75	
005-149-210-00	212 W LAKEVIEW ST	10/30/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,300	42.89	\$45,049	\$19,820	\$25,180	\$26,280	0.958	672	\$37.47	4025	2.0980	MH-SINGLE		\$19,820		4025 TOWN	401	46	
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	8.0295	MH-SINGLE		\$16,574		4010 OFF LAKE AVERAGE	401	58	
Totals:			\$1,118,500			\$1,118,500	\$441,600		\$1,074,979		\$859,935	\$849,545			\$70.35		3.3115								
								Sale. Ratio =>	39.48					E.C.F. =>	1.012	Std. Deviation=>		0.145783							
								Std. Dev. =>	8.50					Ave. E.C.F. =>	0.979	Ave. Variance=>		10.6333	Coefficient of Var=>		10.86011062				

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2026 ANALYZED 1.012
2026 UTILIZED 1.012