

ECF ANALYSIS - CRYSTAL LAKE - 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.
005-146-004-00	415 W LAKEVIEW ST	09/22/23	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$182,200	57.12	\$388,174	\$47,749	\$271,251	\$260,065	1.043	2,526	\$107.38	4004	39.4619	1.25-1.75 STY		\$43,000		4010 OFF LAKE AVERAGE	401	68
005-160-018-00	730 BELDING ST	06/02/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$165,300	27.78	\$467,579	\$128,637	\$466,363	\$258,932	1.801	2,084	\$223.78	4004	36.3471	2 STORY		\$119,423		4004 SOUTH & SOUTHEAST LAKE	401	63
005-230-014-00	402 N SHORE DR	08/01/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$126,100	31.53	\$326,402	\$138,981	\$260,919	\$143,179	1.822	1,092	\$238.94	4004	38.4699	COTTAGE		\$133,983		4003 NORTH, NW & EAST LAKE	401	81
005-230-017-00	410 N SHORE DR	08/23/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$135,600	57.70	\$248,835	\$96,356	\$138,644	\$116,485	1.190	768	\$180.53	4004	24.7402	1.25-1.75 STY		\$90,730		4003 NORTH, NW & EAST LAKE	401	79
005-400-106-00	2182 STRAIT TOW BLVD	08/11/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,100	38.84	\$244,123	\$47,516	\$202,484	\$150,196	1.348	768	\$263.65	4004	8.9502	1 STORY		\$46,680		4004 SOUTH & SOUTHEAST LAKE	401	81
005-520-002-00	1246 N SHORE DR	03/07/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$121,500	40.50	\$270,432	\$52,058	\$247,942	\$166,825	1.486	1,280	\$193.70	4004	4.8608	2 STORY		\$31,597		4003 NORTH, NW & EAST LAKE	401	75
005-530-004-00	2235 COVE TRAIL	10/15/24	\$728,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$728,000	\$280,400	38.52	\$597,068	\$174,013	\$553,987	\$323,189	1.714	1,744	\$317.65	4004	27.6493	1.25-1.75 STY		\$162,807	005-018-041-00	4004 SOUTH & SOUTHEAST LAKE	401	76
005-570-003-00	2483 S SHORE DR	11/27/24	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$115,100	61.22	\$190,734	\$140,382	\$47,618	\$38,466	1.238	1,110	\$42.90	4004	19.9707	1 STORY		\$139,880		4004 SOUTH & SOUTHEAST LAKE	401	23
005-570-028-00	2669 S SHORE DR	03/26/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$139,500	39.30	\$339,984	\$90,486	\$264,514	\$190,602	1.388	960	\$275.54	4004	4.9849	2 STORY		\$86,791		4004 SOUTH & SOUTHEAST LAKE	401	82
005-630-014-00	1925 STRAIT TOW BLVD	05/10/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$140,700	38.55	\$299,397	\$81,835	\$283,165	\$166,205	1.704	1,518	\$186.54	4005	26.6081	OTHER		\$80,566		4005 WEST LAKE	401	70
005-630-019-00	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	4005	35.8274	COTTAGE		\$138,996	005-600-016-00	4005 WEST LAKE	401	68
Totals:			\$4,022,900			\$4,022,900	\$1,660,800		\$3,691,194		\$2,880,082	\$1,946,811			\$194.17		4.1753							
								Sale. Ratio =>	41.28					E.C.F. =>	1.479	Std. Deviation=>	0.287295156							
								Std. Dev. =>	11.44					Ave. E.C.F. =>	1.438	Ave. Variance=>	24.3519	Coefficient of Var=>	16.93888357					

ECF ANALYSIS
CRYSTAL LAKE
CRYSTAL LAKE WEST

2026 ANALYZED 1.479
2026 UTILIZED 1.479