

ECF ANALYSIS - DUCK & LOON LAKES - 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	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
005-011-006-00	10098 E PAKES RD	06/21/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$106,100	35.97	\$245,636	\$115,546	\$179,454	\$125,812	1.426	1,235	\$145.31	4035	31.1121	1.25-1.75 STY	\$112,500		4035 DUCK LOON	401	60	
005-015-014-00	9570 E COLBY RD	03/21/24	\$305,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$305,000	\$92,700	30.39	\$251,564	\$94,450	\$210,550	\$151,948	1.386	973	\$216.39	4035	27.0432	1.25-1.75 STY	\$91,500	005-015-004-00	4035 DUCK LOON	401	74	
005-015-038-10	9698 E COLBY RD	08/21/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,400	47.60	\$180,341	\$56,477	\$93,523	\$119,791	0.781	886	\$105.56	4035	33.4524	1 STORY	\$54,000		4035 DUCK LOON	401	72	
005-200-008-00	1660 COLONEL POINT DR	10/25/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$125,500	32.18	\$333,092	\$55,765	\$334,235	\$268,208	1.246	1,380	\$242.20	4035	13.0937	TRADITIONAL	\$49,500		4035 DUCK LOON	401	69	
005-670-002-00	9275 MICHELLE DR	02/28/25	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$60,600	39.10	\$141,483	\$35,578	\$119,422	\$102,423	1.166	988	\$120.87	4035	5.0731	COTTAGE	\$28,796		4010 OFF LAKE AVERAGE	401	71	
005-670-003-00	9251 MICHELLE DR	06/03/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$101,200	39.69	\$256,082	\$37,964	\$217,036	\$210,946	1.029	1,792	\$121.11	4035	8.6371	1 STORY	\$29,377		4010 OFF LAKE AVERAGE	401	69	
005-670-008-00	1584 BEACH DR	07/06/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$65,200	40.00	\$163,019	\$34,734	\$128,266	\$124,067	1.034	1,080	\$118.76	4035	8.1394	1 STORY	\$34,734		4010 OFF LAKE AVERAGE	401	75	
005-670-039-00	9371 MICHELLE DR	06/14/23	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$83,500	49.41	\$187,275	\$36,447	\$132,553	\$145,868	0.909	1,556	\$85.19	4035	20.6525	1 STORY	\$27,842		4010 OFF LAKE AVERAGE	401	69	
005-680-038-00	1960 WATERVIEW WAY	06/20/24	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$54,100	75.14	\$70,860	\$26,932	\$45,068	\$42,484	1.061	880	\$51.21	4035	5.4407	1 STORY	\$26,932		4010 OFF LAKE AVERAGE	401	33	
Totals:			\$1,954,000			\$1,954,000	\$760,300		\$1,829,352		\$1,460,107	\$1,291,546			\$134.07		1.5269							
								Sale. Ratio =>	38.91					E.C.F. =>	1.131	Std. Deviation=>	0.212500577							
								Std. Dev. =>	13.49					Ave. E.C.F. =>	1.115	Ave. Variance=>	16.9605	Coefficient of Var=>	15.20790299					

ECF ANALYSIS
 DUCK LAKE
 LOON LAKE
 CRYSTAL 2026

2026 ANALYZED 1.131
 2026 UTILIZED 1.131