

DUCK LAKE / LOON LAKE ECF - CRYSTAL 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 Parcets in Sale	Property Class	Building Depr.
005-007-014-00	1243 S SENATOR RD	11/04/22	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$98,300	49.15	\$237,279	\$93,266	\$106,734	\$155,832	0.685	960	\$111.18	4035	39.7555	TRADITIONAL	\$91,817	005-493-037-00	401	79
005-010-009-00	9419 E COLBY RD	04/18/22	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$116,200	47.43	\$284,460	\$117,333	\$127,667	\$185,697	0.688	1,228	\$103.96	4035	39.4980	1 STORY	\$116,000	005-010-010-00	401	71
005-670-003-00	9251 MICHELLE DR	03/22/23	\$201,600	WD	03-ARM'S LENGTH	\$201,600	\$97,700	48.46	\$222,587	\$37,492	\$164,108	\$205,661	0.798	1,792	\$91.58	4035	66.9419	1 STORY	\$131,250		401	60
005-010-041-00	9915 E COLBY RD	06/17/22	\$297,900	WD	03-ARM'S LENGTH	\$297,900	\$120,200	40.35	\$305,236	\$138,297	\$159,603	\$185,488	0.860	2,150	\$74.23	4035	86.0450	TRADITIONAL	\$112,500		401	61
005-670-039-00	9371 MICHELLE DR	06/14/23	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$83,500	49.41	\$165,053	\$36,077	\$132,923	\$143,307	0.928	1,556	\$85.43	4035	53.9830	1 STORY	\$40,000		401	53
005-015-013-00	9468 E COLBY RD	10/03/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,900	39.08	\$114,712	\$40,000	\$80,000	\$83,013	0.964	1,125	\$71.11	4035	96.3701	1 STORY	\$87,475		401	75
005-670-008-00	1584 BEACH DR	07/06/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$65,200	40.00	\$144,340	\$34,734	\$128,266	\$121,784	1.053	1,080	\$118.76	4035	1.9598	1 STORY	\$29,377		401	70
005-690-026-00	1512 SHEPARD ST	06/30/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$102,800	34.27	\$258,868	\$38,535	\$261,465	\$244,814	1.068	1,360	\$192.25	4035	36.3324	1 STORY	\$34,734		401	76
005-680-007-00	1841 WATERVIEW WAY	05/09/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$48,300	28.41	\$149,526	\$40,403	\$129,597	\$121,248	1.069	988	\$131.17	4035	3.5237	1 STORY	\$27,842		401	70
005-680-026-00	1830 LAKEWOOD DR	08/19/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$53,100	34.26	\$124,601	\$34,883	\$120,117	\$99,687	1.205	988	\$121.58	4035	120.4946	1 STORY	\$33,693		401	78
005-690-042-00	1427 SHEPARD ST	08/31/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$43,800	28.63	\$108,677	\$27,737	\$125,263	\$89,933	1.393	732	\$171.12	4035	15.3244	1 STORY	\$27,060		401	68
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	\$225,355	\$90,449	\$214,551	\$149,896	1.431	973	\$220.50	4035	143.1337	1.25-1.75 STY	\$33,164	005-015-004-00	401	69
005-011-006-00	10098 E PAKES RD	06/21/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$106,100	35.97	\$225,594	\$115,498	\$179,502	\$122,329	1.467	1,235	\$145.35	4035	146.7372	1.25-1.75 STY	\$36,875		401	80
005-680-022-00	1790 LAKEWOOD DR	05/17/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$42,100	26.82	\$102,700	\$27,060	\$129,940	\$84,044	1.546	792	\$164.07	4035	154.6087	1 STORY	\$25,000		401	71
Totals:			\$2,931,500			\$2,931,500	\$1,116,900		\$2,668,988		\$2,059,736	\$1,992,734			\$128.74		4.8859					
								Sale. Ratio =>	38.10					E.C.F. =>	1.034	Std. Deviation=>	0.288199864					
								Std. Dev. =>	8.13					Ave. E.C.F. =>	1.082	Ave. Variance=>	71.7648	Coefficient of Var=>	66.29652938			

2025 CRYSTAL
DUCK LAKE
LOON LAKE
ECF ANALYSIS
UTILIZED
ANALYZED

1.034
1.034