

OFF WATER 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 Parcels in Sale	Property Class	Building Depr.
005-492-025-52	1113 S SENATOR RD	09/30/22	\$97,850	WD	03-ARM'S LENGTH	\$97,850	\$41,200	42.11	\$112,446	\$56,040	\$41,810	\$51,844	0.806	480	\$87.10	4012	101.9725	1 STORY	\$37,500		401	73
005-280-076-00	2630 LANSING ST	01/09/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,900	46.36	\$164,268	\$56,956	\$83,044	\$98,632	0.842	1,416	\$58.65	4012	84.1955	1 STORY	\$75,000		402	45
005-555-061-00	29 PARK AVE	08/22/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$58,800	40.55	\$170,260	\$53,844	\$91,156	\$107,000	0.852	936	\$97.39	4012	51.7900	1 STORY	\$40,128		401	58
005-280-078-00	2640 LANSING ST	06/14/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$38,300	28.37	\$142,339	\$42,693	\$92,307	\$91,586	1.008	824	\$112.02	4012	100.7868	1 STORY	\$161,961		401	71
005-557-119-00	115 ST JOHNS AVE	12/15/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,400	29.57	\$141,594	\$11,429	\$128,571	\$119,637	1.075	840	\$153.06	4012	75.1511	2 STORY	\$78,375		401	57
005-460-012-01	458 JEAN ST	02/23/24	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$0	0.00	\$187,590	\$42,292	\$149,708	\$133,546	1.121	1,864	\$80.32	4012	112.1022	1.25-1.75 STY	\$17,206		401	62
005-008-042-10	2 SUNSET BLVD	03/17/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$80,600	31.00	\$214,198	\$37,377	\$222,623	\$162,519	1.370	1,370	\$162.50	4012	136.9825	1 STORY	\$49,500		401	70
005-554-083-00	102 ST JOHNS AVE	08/04/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$40,100	21.11	\$150,494	\$21,108	\$168,892	\$118,921	1.420	1,488	\$113.50	4012	142.0204	1.25 STORY	\$11,352		401	76
005-553-135-00	54 PARK AVE	07/11/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$70,900	38.96	\$156,676	\$75,656	\$106,344	\$74,467	1.428	963	\$110.43	4012	142.8070	1.75 STORY	\$16,500		401	54
005-520-008-00	1200 N SHORE DR	09/29/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$93,300	26.66	\$248,905	\$99,903	\$250,097	\$136,950	1.826	768	\$325.65	4012	182.6187	COTTAGE	\$142,225		401	88
Totals:			\$1,831,850			\$1,831,850	\$529,500		\$1,688,770		\$1,334,552	\$1,095,103			\$130.06		4.3835					
								Sale. Ratio =>	28.91					E.C.F. =>	1.219	Std. Deviation=>	0.32968					
								Std. Dev. =>	13.32					Ave. E.C.F. =>	1.175	Ave. Variance=>	113.0427	Coefficient of Var=>	96.22131248			

2025 CRYSTAL
OFF WATER
ECF ANALYSIS
UTILIZED
ANALYZED

1.219
1.219

*REMOVED MULTI PARCEL SALES TO CONFIRM -ECF