

CRYSTAL 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 Parcels in Sale	Land Table	Property Class	Building Depr.
005-007-034-00	1233 N SHORE DR	06/27/22	\$780,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$780,000	\$319,700	40.99	\$865,457	\$168,533	\$611,467	\$580,770	1.053	3,038	\$201.27	4004	33.9928	1.75 STORY	\$128,340	005-520-017-00	4003 NORTH, NW & EAST LAKE	401	82
005-146-004-00	415 W LAKEVIEW ST	09/22/23	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$182,200	57.12	\$353,463	\$47,803	\$271,197	\$254,717	1.065	2,526	\$107.36	4004	24.4400	1.25-1.75 STY	\$149,459		4003 NORTH, NW & EAST LAKE	401	75
005-630-026-00	1965 STRAIT TOW BLVD	11/21/22	\$925,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$925,000	\$294,800	31.87	\$925,505	\$190,865	\$734,135	\$623,876	1.177	3,295	\$222.80	4005	16.7590	2 STORY	\$119,423	005-600-025-00	4004 SOUTH & SOUTHEAST LAKE	401	64
005-570-025-00	2661 S SHORE DR	07/01/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$105,800	35.86	\$279,301	\$105,055	\$189,945	\$145,205	1.308	960	\$197.86	4004	54.0744	1 STORY	\$124,172		4003 NORTH, NW & EAST LAKE	401	78
005-400-106-00	2182 STRAIT TOW BLVD	08/11/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,100	38.84	\$232,386	\$54,893	\$195,107	\$147,911	1.319	768	\$254.05	4004	0.9984	1 STORY	\$55,000		4004 SOUTH & SOUTHEAST LAKE	401	68
005-230-024-00	409 N SHORE DR	05/26/22	\$450,000	MLC	04-BUYERS INTEREST IN A LC	\$450,000	\$149,900	33.31	\$415,769	\$131,149	\$318,851	\$237,183	1.344	1,312	\$243.03	4004	134.4323	1.25-1.75 STY	\$54,051		4004 SOUTH & SOUTHEAST LAKE	401	82
005-570-028-00	2669 S SHORE DR	03/26/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$139,500	39.30	\$314,511	\$90,431	\$264,569	\$186,733	1.417	960	\$275.59	4004	141.6828	2 STORY	\$196,416		4004 SOUTH & SOUTHEAST LAKE	401	69
005-280-070-00	2621 LANSING ST	07/15/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$48,200	24.72	\$166,247	\$58,711	\$136,289	\$89,613	1.521	830	\$164.20	4004	152.0856	1 STORY	\$105,055		4004 SOUTH & SOUTHEAST LAKE	401	76
005-160-018-00	730 BELDING ST	06/02/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$165,300	27.78	\$431,324	\$128,622	\$466,378	\$252,252	1.849	2,084	\$223.79	4004	184.8860	2 STORY	\$86,791		4004 SOUTH & SOUTHEAST LAKE	401	83
005-530-027-00	2309 COVE TRAIL	10/07/22	\$565,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$565,000	\$150,700	26.67	\$435,339	\$204,993	\$360,007	\$191,955	1.875	1,560	\$230.77	4004	187.5476	1 STORY	\$178,250	005-018-044-00	4005 WEST LAKE	401	82
Totals:			\$4,729,000			\$4,729,000	\$1,653,200		\$4,419,302		\$3,547,945	\$2,710,215			\$212.07		8.3682						
								Sale. Ratio =>	34.96					E.C.F. =>	1.309	Std. Deviation=>	0.287285015						
								Std. Dev. =>	9.40					Ave. E.C.F. =>	1.393	Ave. Variance=>	93.0899	Coefficient of Var=>	66.8373106				

2025 CRYSTAL
CRYSTAL LAKE - ALL
ECF ANALYSIS

UTILIZED 1.309
ANALYZED 1.309