

5000 Residential ECF for 2024

Lake Michigan

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 (%)	Land Value	Other Parcels in Sale	Land Table	Property Class		
03-0006-0012-07-4	1744 M 63	05/25/21	\$2,300,000	WD	03-ARM'S LENGTH	\$2,300,000	\$662,000	28.78	\$2,505,472	\$1,459,751	\$840,249	\$1,003,571	0.837	4,563	\$184.14	5000	0.3506	\$1,236,865		5000 LAKE MICHIGAN	401		
03-3040-0109-01-5	150 HIGMAN PARK	07/14/21	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$265,200	33.15	\$971,839	\$428,451	\$371,449	\$521,486	0.712	3,360	\$110.55	5000	12.1464	\$425,272		5000 LAKE MICHIGAN	401		
03-4470-0046-00-8	1131 ROCKY GAP RD	09/27/21	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$198,100	33.02	\$716,290	\$405,932	\$193,968	\$297,848	0.651	1,862	\$104.17	5000	18.2523	\$401,200		5000 LAKE MICHIGAN	401		
03-5070-0009-00-5	1630 PARK DR	08/09/22	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$239,600	25.22	\$952,591	\$396,172	\$553,828	\$533,991	1.037	2,654	\$208.68	5000	20.3394	\$393,016		5000 LAKE MICHIGAN	401		
03-5560-0002-00-5	256 NORTHBRIDGE CT	12/10/21	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$317,700	32.58	\$1,051,697	\$444,429	\$530,571	\$582,791	0.910	4,521	\$117.36	5000	7.6643	\$423,306		5000 LAKE MICHIGAN	401		
03-5870-0010-00-4	651 S SUL LAGO	09/16/21	\$1,630,000	WD	03-ARM'S LENGTH	\$1,630,000	\$481,600	29.55	\$1,878,687	\$498,880	\$1,131,120	\$1,324,191	0.854	3,460	\$326.91	5000	2.0443	\$445,332		5000 LAKE MICHIGAN	401		
Totals:			\$7,254,800			\$7,254,800	\$2,164,200		\$8,076,576		\$3,621,185	\$4,263,878			\$175.30		1.5517						
								Sale. Ratio =>	29.83					E.C.F. =>	0.849	Std. Deviation=>		0.13837749					
								Std. Dev. =>	3.14					Ave. E.C.F. =>	0.834	Ave. Variance=>		10.1329	Coefficient of Var=>		12.1533308		

Used ECF .849 for 5000 Lake Michigan Neighborhood