

Parcel ID	Liber/page	Date of Sale	Sale Price	Land Value	Cost New Less		ECF	outlier
					Sale Value of Buildings	Depreciation of Buildings		
042-523-004-50	20230590	05/09/23	\$25,000	\$13,623	\$11,377	\$14,347	0.79	good
multiparcel	20230808	06/09/23	\$275,000	\$122,064	\$152,936	\$297,833	0.51	good
004-366-032-00	20230917	07/10/23	\$30,000	\$16,018	\$13,982	\$175,402	0.08	outlier
003-403-004-00	20231066	08/23/23	\$55,000	\$9,277	\$45,723	\$61,418	0.74	good
multiparcel	20231200	09/26/23	\$250,000	\$159,848	\$90,152	\$137,119	0.66	good
multiparcel	20231293	10/13/23	\$205,000	\$17,412	\$187,588	\$183,174	1.02	good
044-549-000-40	20231474	11/14/23	\$225,000	\$29,820	\$195,180	\$142,278	1.37	good
multiparcel	20231545	12/08/23	\$350,000	\$55,014	\$294,986	\$331,013	0.89	good
005-067-033-00	20240478	04/03/24	\$115,000	\$26,796	\$88,204	\$69,387	1.27	good
044-502-009-60	20240924	07/16/24	\$220,000	\$3,038	\$216,962	\$278,628	0.78	good
multiparcel	20250034	01/07/25	\$550,000	\$25,967	\$524,033	\$530,028	0.99	good
044-501-009-10	20240930	07/16/24	\$140,000	\$2,048	\$137,952	\$238,768	0.58	good
002-052-003-00	20250254	03/15/25	\$165,000	\$47,115	\$117,885	\$159,531	0.74	good
					\$2,076,960	\$2,618,926	0.79	

mean 0.802344467 St DEV 0.331785059  
 lower 0.138774349 upper 1.465914586

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
001-024-007-00	15965 BLACK CREEK RD	10/19/23	\$65,000	\$65,000	\$26,477	40.73	\$54,847	\$15,000	\$50,000	\$42,436	1.178	732
001-077-004-00	23528 WARD RD	11/21/23	\$55,000	\$55,000	\$36,691	66.71	\$75,715	\$40,000	\$15,000	\$38,035	0.394	625
001-077-006-00	13157 PORTICE ROAD	09/17/24	\$125,000	\$125,000	\$44,840	35.87	\$98,350	\$20,890	\$104,110	\$74,985	1.388	540
001-165-001-10		10/30/23	\$20,000	\$20,000	\$8,367	41.84	\$16,363	\$0	\$20,000	\$17,426	1.148	0
001-168-015-35	15181 TOWNLINE RD	08/15/24	\$220,000	\$220,000	\$132,098	60.04	\$242,839	\$25,504	\$194,496	\$210,392	0.924	2,040
001-168-015-50	19027 COLLINS RD	07/11/24	\$350,000	\$350,000	\$139,562	39.87	\$273,727	\$18,000	\$332,000	\$247,558	1.341	1,818
001-172-004-10		11/27/23	\$20,000	\$20,000	\$11,409	57.05	\$22,313	\$0	\$20,000	\$23,763	0.842	0
001-223-031-00	21319 LOWER SKANEE RD	10/26/23	\$216,000	\$216,000	\$109,849	50.86	\$230,383	\$32,716	\$183,284	\$210,508	0.871	1,400
001-230-015-00	19281 KARSCHNEY RD	02/29/24	\$140,000	\$140,000	\$85,036	60.74	\$152,664	\$44,000	\$96,000	\$105,193	0.913	2,164
Totals:			\$1,211,000	\$1,211,000	\$594,329	49.08	\$1,167,201		\$1,014,890	\$970,295	1.046	
			Sale. Ratio =>		49.08		E.C.F. =>		1.046			
			Std. Dev. =>		11.17		Ave. E.C.F. =>		1.000			

2026 INLAND ECF 1.046

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Acq. when Sold	Acq/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table
001-067-019-00	22557 GAUTHIER RD	12/07/22	\$200,000	\$200,000	\$89,606	44.80	\$188,734	\$81,653	\$118,347	\$113,193	1.046	WATER FRONT SHORELINE
001-067-021-00	22549 GAUTHIER RD	10/26/22	\$100,000	\$100,000	\$47,590	47.59	\$98,282	\$66,262	\$33,798	\$33,848	0.997	WATER FRONT SHORELINE
001-068-001-30	22480 GAUTHIER RD	10/24/23	\$285,000	\$285,000	\$89,236	31.31	\$195,402	\$93,170	\$191,830	\$108,757	1.764	WATER FRONT SHORELINE
001-158-003-00	14553 HIDEAWAY DR	08/02/22	\$140,000	\$140,000	\$78,341	55.96	\$162,307	\$101,325	\$38,675	\$64,463	0.600	WATER FRONT SHORELINE
001-168-011-00	19060 COLLINS RD	08/23/22	\$127,000	\$127,000	\$41,371	32.58	\$107,822	\$33,176	\$93,824	\$78,907	1.189	WATER FRONT SHORELINE
001-550-009-00	FOREST DR	06/14/22	\$90,000	\$90,000	\$50,196	55.77	\$106,188	\$42,720	\$47,280	\$67,091	0.705	WATER FRONT SHORELINE
Totals:			\$942,000	\$942,000	\$396,340	42.07	\$858,735	\$42,720	\$523,694	\$466,260	1.123	
					Sale. Ratio =>	10.81			E.C.F. =>		1.050	
					Std. Dev. =>				Ave. E.C.F. =>			

2026 LAKESHORE ECF - 1.123