

2025 ECF ANALYSIS-RST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-15-101-030	102 E LONG LAKE	08/01/24	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$535,600	34.55
88-20-35-400-033	402 W FOURTEEN MILE	05/31/23	\$1,665,000	CD	03-ARM'S LENGTH	\$1,665,000	\$880,290	52.87
Totals:			\$3,215,000			\$3,215,000	\$1,415,890	
							Sale. Ratio =>	44.04

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table
\$1,071,198	\$584,885	\$965,115	\$503,951	1.915	6,000	\$160.85	RST	57.2876	\$529,890	B-123
\$1,760,588	\$1,289,136	\$375,864	\$488,551	0.769	5,463	\$68.80	RST	57.2876	\$1,289,136	B-123
\$2,831,786		\$1,340,979	\$992,503			\$114.83		0.8889		
			E.C.F. =>	1.351						
			Ave. E.C.F. =>	1.342						

Property Class

201

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