

COVERT

2023 - ECF - LAKE MICHIGAN, WILD.DUNES,THMTN,CHICO

Parcel Number	Street Address	Sale Date	Sale Price	Insty.	Terms of Sale	Inf. Adj. Sale \$	Prev. Admitt.	Adj./Adj. Sale	Cum. Appraisal	Land & Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
80-07-017-032-00	33938 BLUE STAR HWY	09/20/21	\$3,377,000	WD	03-ARM'S LENGTH	\$3,377,000	\$1,138,400	33.71	\$2,276,895	\$1,106,099	\$2,270,901	\$975,663	2.328	4,662	\$487.11	WFT	70.6156	2 STORY	\$1,102,480		LAKE MICHIGAN	401	90	
80-07-100-005-00	45532 BLUE STAR HWY	04/10/20	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$324,000	44.69	\$647,970	\$536,940	\$188,060	\$115,656	1.626	1,088	\$172.85	WFT	0.4635	1 STORY	\$536,550		THUNDER MTN HEIGHTS	401	73	
80-07-100-039-00	45580 BLUE STAR HWY	01/14/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$102,600	57.00	\$230,007	\$145,600	\$34,400	\$52,754	0.652	1,054	\$32.64	WFT	96.9311	1 STORY	\$145,600		THUNDER MTN HEIGHTS	401	45	
80-07-200-014-00	46940 BLUE STAR HWY	09/26/20	\$2,000,000	PTA	03-ARM'S LENGTH	\$2,000,000	\$731,300	36.57	\$1,456,508	\$1,055,993	\$844,007	\$417,266	2.362	3,272	\$288.51	WFT	64.8975	2 STORY	\$935,792	80-07-200-014-50	LAKE MICHIGAN	401	70	
80-07-570-021-00	41184 WILDERNESS DUNES LN	12/13/21	\$1,680,000	WD	03-ARM'S LENGTH	\$1,680,000	\$805,300	47.93	\$1,910,186	\$890,152	\$789,848	\$637,521	1.239	3,404	\$232.04	WILDU	38.2454	1 STORY	\$890,152		WILDERNESS DUNES	401	80	
Totals:						\$7,962,000	\$3,101,600		\$6,521,626		\$4,227,216	\$2,198,861			\$242.63		30.1067							
								Sale Ratio =>	38.96					E.C.F. =>	1.922	Std. Deviation=>		0.706286342						
								Std. Dev. =>	9.30					Ave. E.C.F. =>	1.621	Ave. Variance=>		\$4.0706	Coefficient of Var=>		33.34831255			