

COVERT

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

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Inf. Adj. Sale \$	Prev. Admitt.	Adj./Adj. Sale	Cur. Appraisal	Land & Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq. Ft.	ECF Area	Dev. by Meas (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
80-07-021-006-35	77785 38th ave	12/17/20	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$275,600	39.37	\$546,461	\$180,860	\$519,140	\$468,719	1.108	2,554	\$203.27	Lelac	10.8482	2 STORY	\$175,000		LELAC	401	90	
80-07-021-006-45	77643 38th ave	04/28/21	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$282,200	36.41	\$564,412	\$217,512	\$557,488	\$444,744	1.254	3,449	\$161.64	Lelac	3.7451	2 STORY	\$536,550		THUNDER MTN HEIGHTS	401	87	
80-07-021-006-46	77643 38th ave	04/28/21	\$775,000	PTA	03-ARM'S LENGTH	\$775,000	\$282,200	36.41	\$564,412	\$217,512	\$557,488	\$444,744	1.254	3,449	\$161.64	Lelac	3.7451	2 STORY	\$145,600		THUNDER MTN HEIGHTS	401	87	
80-07-505-015-10	43055 Whispering Pines Path	05/12/20	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$117,100	29.65	\$280,668	\$40,716	\$354,284	\$283,510	1.250	1,890	\$187.45	PS	3.3580	2 STORY	\$28,000		Dockside	401	97	
Totals:			\$2,645,000			\$2,645,000	\$957,100		\$1,905,953		\$1,988,400	\$1,641,717			\$178.50		0.4892							
						Sale. Ratio =>	36.19							E.C.F. =>	1.211									
						Std. Dev. =>	4.12							Ave. E.C.F. =>	1.216	Std. Deviation=>		0.072343896	Ave. Variance=>		5.4241	Coefficient of Var=>		4.460413111