

**2023 LONG LAKE AVERAGE
ECF STUDY**

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 (%)	Building Style	
11-19-127-030	8015 W LONG LAKE	10/15/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$304,293	\$247,758	\$52,242	\$60,530	0.863	484	\$107.94	LLAVE	20.6886	CD	
11-19-127-181	8147 W LONG LAKE	06/24/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$198,300	45.07	\$459,664	\$330,590	\$109,410	\$138,195	0.792	1,579	\$69.29	LLAVE	27.8254	C	
11-19-157-120	5082 DEEP POINT	05/04/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$114,900	36.48	\$278,415	\$132,203	\$182,797	\$156,544	1.168	1,114	\$164.09	LLAVE	9.7742	BC	
11-19-157-240	5164 DEEP POINT	06/14/21	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$118,800	36.33	\$260,654	\$132,203	\$194,797	\$137,528	1.416	1,353	\$143.97	LLAVE	34.6456	C	
11-19-157-450	8337 W LONG LAKE	11/13/20	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$132,700	36.66	\$357,834	\$216,019	\$145,981	\$151,836	0.961	1,200	\$121.65	LLAVE	10.8525	C	
11-19-226-010	8052 SMILEY	10/08/21	\$539,900	WD	03-ARM'S LENGTH	\$539,900	\$166,000	30.75	\$428,630	\$233,729	\$306,171	\$208,673	1.467	1,479	\$207.01	LLAVE	39.7263	C	
11-19-226-070	8166 GREENFIELD SHORES	02/24/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$126,600	32.88	\$346,699	\$274,200	\$110,800	\$77,622	1.427	832	\$133.17	LLAVE	35.7467	C	
11-19-226-200	8338 GREENFIELD SHORES	03/19/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$218,300	51.36	\$451,784	\$300,618	\$124,382	\$161,848	0.769	1,374	\$90.53	LLAVE	30.1451	C	
11-19-226-270	8422 GREENFIELD SHORES	05/20/21	\$681,000	WD	03-ARM'S LENGTH	\$681,000	\$229,500	33.70	\$768,769	\$430,348	\$250,652	\$362,335	0.692	1,722	\$145.56	LLAVE	37.8194	BC	
11-19-226-430	8128 GREENFIELD SHORES	11/19/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$111,200	34.22	\$250,407	\$126,068	\$198,932	\$133,125	1.494	948	\$209.84	LLAVE	42.4359	C	
11-19-226-520	8056 GREENFIELD SHORES	06/17/21	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$197,700	34.99	\$585,272	\$344,687	\$220,313	\$257,586	0.855	1,704	\$129.29	LLAVE	21.4663	BC	
11-30-101-030	5005 S LONG LAKE	05/28/20	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$143,000	31.43	\$418,036	\$215,180	\$239,820	\$217,191	1.104	1,643	\$145.96	LLAVE	3.4229	BC	
11-30-101-300	5215 E R	08/18/20	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$108,300	34.71	\$263,050	\$132,126	\$179,874	\$140,176	1.283	1,274	\$141.19	LLAVE	21.3242	C	
11-30-126-160	9164 E LONG LAKE	03/26/21	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$173,800	41.18	\$476,818	\$269,380	\$152,620	\$222,096	0.687	2,112	\$72.26	LLAVE	38.2783	C	
Totals:			\$5,853,900			\$5,853,900	\$2,167,600		\$5,650,325		\$2,468,791	\$2,425,285			\$134.41		5.2024		
								Sale. Ratio =>	37.03			E.C.F. =>	1.018	Std. Deviation=>		0.303875247			
								Std. Dev. =>	5.80			Ave. E.C.F. =>	1.070	Ave. Variance=>		26.7251	Coefficient of Var=>		24.97760826