

**2023 LONG LAKE BACK INFLUENCE
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		
11-19-126-091	8040 W LONG LAKE	08/18/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$59,300	37.06	\$145,093	\$14,852	\$145,148	\$139,444	1.041	1,040	\$139.57	LLINF	2.1698	C		
11-19-156-310	8358 W LONG LAKE	08/06/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$60,500	31.03	\$124,547	\$6,647	\$188,353	\$126,231	1.492	1,172	\$160.71	LLINF	42.9525	C		
11-19-156-370	5215 SOLOMON	07/08/20	\$100,000	LC	03-ARM'S LENGTH	\$100,000	\$41,400	41.40	\$94,477	\$6,248	\$93,752	\$94,464	0.992	915	\$102.46	LLINF	7.0134	C		
11-19-376-331	8728 E LONG LAKE	07/27/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$86,200	37.16	\$280,837	\$64,691	\$167,309	\$231,420	0.723	1,196	\$139.89	LLINF	33.9633	C		
11-19-376-380	8700 E LONG LAKE	10/21/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$74,600	29.25	\$199,601	\$8,435	\$246,565	\$204,675	1.205	1,260	\$195.69	LLINF	14.2068	C		
11-20-101-120	7989 GREENFIELD SHORES	07/31/20	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$62,900	37.44	\$169,920	\$14,336	\$153,664	\$166,578	0.922	1,778	\$86.43	LLINF	14.0127	C		
Totals:			\$1,110,000			\$1,110,000	\$384,900		\$1,014,475		\$994,791	\$962,812			\$137.46		2.9386			
								Sale. Ratio =>	34.68					E.C.F. =>	1.033	Std. Deviation=>		0.26269799		
								Std. Dev. =>	4.53					Ave. E.C.F. =>	1.063	Ave. Variance=>		19.0531	Coefficient of Var=>	17.93061997