

2023 LONK LAKE NEW/BQ
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		
11-19-127-230	8217 W LONG LAKE	10/29/21	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$298,700	41.49	\$590,218	\$272,743	\$447,257	\$339,909	1.316	2,260	\$197.90	LLNEW	31.8883	B		
11-19-157-540	8285 W LONG LAKE	10/01/20	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$215,700	37.19	\$587,943	\$216,375	\$363,625	\$397,824	0.914	2,574	\$141.27	LLNEW	8.2897	BC		
11-19-376-120	8702 E LONG LAKE	08/14/20	\$551,500	WD	03-ARM'S LENGTH	\$551,500	\$262,700	47.63	\$615,797	\$268,777	\$282,723	\$371,542	0.761	2,382	\$118.69	LLNEW	23.5986	BC		
Totals:			\$1,851,500			\$1,851,500	\$777,100		\$1,793,958		\$1,093,605	\$1,109,275			\$152.62			1.1058		
								Sale. Ratio =>	41.97					E.C.F. =>	0.986	Std. Deviation=>		0.28657236		
								Std. Dev. =>	5.25					Ave. E.C.F. =>	0.997	Ave. Variance=>		21.2589	Coefficient of Var=>	21.32429823