

2024 Calumet Township

Concluded ECFs

<u>CODE</u>	<u>NEIGHBORHOOD</u>	<u>2024</u>
2030	COM & IND	0.986
4044	LAURIUM RES	0.845
4142	RES CAL & CC	0.87
HIST	HISTORIC HOMES	0.732
NEWER	NEWER HOMES	0.862
OHM	OLD MINING HOMES	0.885
RL	RURAL LIVING	1.091
SHORE	SHORELINE	1.226

2024 ECF STUDY ~ COMMERCIAL/INDUSTRIAL

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.	Land Value			
002-005-003-10	28617 COPPER CITY RD	02/22/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$60,932	55.39	\$139,248	\$8,850	\$101,150	\$150,575	0.672	1,792	\$56.45	\$8,850			
002-073-004-90	56835 STATION DR	01/24/22	\$1,310,000	WD	03-ARM'S LENGTH	\$1,310,000	\$525,907	40.15	\$1,070,260	\$15,950	\$1,294,050	\$1,217,448	1.063	42,562	\$30.40	\$15,950			
041-101-004-50	205 FIFTH ST	09/26/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$30,041	27.31	\$90,240	\$1,633	\$108,367	\$102,318	1.059	4,180	\$25.93	\$1,633			
041-103-003-00	211 SEVENTH ST	02/06/23	\$120,000	MLC	03-ARM'S LENGTH	\$120,000	\$62,653	52.21	\$122,711	\$17,970	\$102,030	\$120,948	0.844	3,014	\$33.85	\$6,300			
041-105-001-40	412 PINE ST	10/04/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$16,273	81.37	\$33,804	\$3,808	\$16,192	\$34,637	0.467	1,560	\$10.38	\$3,808			
041-105-001-40	412 PINE ST	09/15/22	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$16,902	35.96	\$36,915	\$3,808	\$43,192	\$38,230	1.130	1,560	\$27.69	\$3,808			
041-106-005-20	320 FIFTH ST	04/07/21	\$70,000	QC	03-ARM'S LENGTH	\$70,000	\$22,168	31.67	\$57,339	\$1,239	\$68,761	\$64,781	1.061	2,934	\$23.44	\$1,239			
041-111-005-00	101 SEVENTH ST	08/04/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$19,994	79.98	\$45,818	\$2,092	\$22,908	\$50,492	0.454	5,910	\$3.88	\$2,092			
041-121-004-00	526 FOURTH ST	10/24/22	\$17,000	OTH	03-ARM'S LENGTH	\$17,000	\$7,556	44.45	\$16,626	\$3,856	\$13,144	\$14,746	0.891	1,230	\$10.69	\$3,856			
041-129-005-50	FIFTH ST	09/09/22	\$23,000	QC	03-ARM'S LENGTH	\$23,000	\$26,416	114.85	\$60,745	\$1,435	\$21,565	\$68,487	0.315	3,070	\$7.02	\$1,435			
041-130-009-00	309 FIFTH ST	02/24/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$19,840	49.60	\$42,412	\$1,782	\$38,218	\$46,917	0.815	3,453	\$11.07	\$1,782			
041-133-013-00	514 SEVENTH ST	05/26/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$55,259	14.35	\$240,222	\$5,000	\$380,000	\$271,619	1.399	7,040	\$53.98	\$5,000			
044-103-024-00	201 HECLA ST	11/17/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$38,495	96.24	\$82,348	\$2,739	\$37,261	\$91,927	0.405	7,150	\$5.21	\$2,739			
044-106-021-00	315 HECLA ST	04/29/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$20,156	26.87	\$78,655	\$2,739	\$72,261	\$87,663	0.824	6,486	\$11.14	\$2,739			
044-114-006-00	322 HECLA ST	01/25/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$25,458	36.37	\$54,449	\$2,739	\$67,261	\$59,711	1.126	5,628	\$11.95	\$2,739			
<b>Totals:</b>			<b>\$2,462,000</b>			<b>\$2,462,000</b>	<b>\$948,050</b>		<b>\$2,171,792</b>		<b>\$2,386,360</b>	<b>\$2,420,499</b>				<b>\$21.54</b>			
								<b>Sale. Ratio =&gt;</b>	<b>38.51</b>									<b>E.C.F. =&gt;</b>	<b>0.986</b>
								<b>Std. Dev. =&gt;</b>	<b>28.46</b>									<b>Ave. E.C.F. =&gt;</b>	<b>0.835</b>

2024 ECF STUDY ~ HISTORIC HOMES

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.	
002-300-011-00	57020 CALUMET AVE	02/01/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$93,107	54.77	\$203,424	\$3,360	\$166,640	\$281,780	0.591	3,666	\$45.46	
002-300-013-00	56998 CALUMET AVE	07/14/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$71,407	89.26	\$144,794	\$6,965	\$73,035	\$203,288	0.359	2,697	\$27.08	
002-300-048-00	57150 CALUMET AVE	06/17/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$64,921	129.84	\$137,201	\$3,040	\$46,960	\$197,878	0.237	3,048	\$15.41	
002-300-060-00	57181 CALUMET AVE	04/29/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$81,161	35.29	\$199,207	\$4,380	\$225,620	\$274,404	0.822	3,456	\$65.28	
002-380-006-00	25719 SCOTT ST	12/15/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$67,505	64.29	\$146,914	\$2,400	\$102,600	\$203,541	0.504	3,614	\$28.39	
041-129-020-50	442 SIXTH ST	05/13/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,728	47.33	\$159,490	\$19,079	\$140,921	\$207,096	0.680	3,342	\$42.17	
041-142-019-50	336 EIGHTH ST	11/12/21	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$55,392	26.01	\$185,486	\$1,800	\$211,200	\$270,923	0.780	2,704	\$78.11	
044-117-014-00	243 TAMARACK ST	05/23/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$50,584	28.10	\$137,212	\$3,000	\$177,000	\$189,031	0.936	2,408	\$73.50	
044-136-022-00	209 PEWABIC ST	09/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$51,526	25.76	\$124,847	\$4,260	\$195,740	\$169,841	1.152	2,274	\$86.08	
044-136-023-00	205 PEWABIC ST	03/07/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$64,119	31.28	\$139,028	\$6,000	\$199,000	\$187,363	1.062	2,600	\$76.54	
044-254-013-00	78 FOURTH ST	05/10/21	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$103,158	40.77	\$203,395	\$23,345	\$229,655	\$265,560	0.865	3,976	\$57.76	
044-254-023-00	95 THIRD ST	12/16/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$54,040	34.86	\$121,341	\$6,000	\$149,000	\$170,119	0.876	2,734	\$54.50	
<b>Totals:</b>			<b>\$2,001,000</b>			<b>\$2,001,000</b>	<b>\$832,648</b>		<b>\$1,902,339</b>		<b>\$1,917,371</b>	<b>\$2,620,825</b>			<b>\$54.19</b>	
								<b>Sale. Ratio =&gt;</b>	<b>41.61</b>					<b>E.C.F. =&gt;</b>	<b>0.732</b>	<b>Std. Deviation=&gt;</b>
								<b>Std. Dev. =&gt;</b>	<b>31.14</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.739</b>	<b>Ave. Variance=&gt;</b>

2024 ECF STUDY-VILLAGE OF LAURIUM

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 (%)	Land Value
044-101-011-00	140 CALUMET ST	09/30/22	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$46,474	19.16	\$145,027	\$9,507	\$232,993	\$191,683	1.216	1,296	\$179.78	401	40.9212	\$8,100
044-104-007-00	124 OSCEOLA ST	07/02/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$22,412	64.03	\$47,197	\$3,000	\$32,000	\$62,513	0.512	1,092	\$29.30	401	29.4409	\$3,000
044-105-014-00	341 OSCEOLA ST	04/14/21	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$34,924	91.91	\$68,639	\$4,350	\$33,650	\$90,932	0.370	1,896	\$17.75	401	43.6242	\$3,000
044-107-013-00	423 OSCEOLA ST	08/01/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$25,724	80.39	\$55,662	\$3,000	\$29,000	\$74,487	0.389	1,494	\$19.41	401	41.6967	\$3,000
044-110-017-00	129 S KEARSARGE ST	01/20/22	\$22,600	WD	03-ARM'S LENGTH	\$22,600	\$27,120	120.00	\$56,171	\$4,914	\$17,686	\$72,499	0.244	1,120	\$15.79	401	56.2351	\$2,400
044-110-017-00	129 S KEARSARGE ST	07/28/22	\$36,900	CD	03-ARM'S LENGTH	\$36,900	\$28,553	77.38	\$62,150	\$5,192	\$31,708	\$80,563	0.394	1,120	\$28.31	401	41.2718	\$2,400
044-110-018-00	123 S KEARSARGE ST	12/15/21	\$31,500	WD	03-ARM'S LENGTH	\$31,500	\$24,756	78.59	\$52,038	\$2,400	\$29,100	\$70,209	0.414	2,448	\$11.89	401	39.1824	\$2,400
044-110-019-00	119 S KEARSARGE ST	07/20/21	\$39,900	CD	03-ARM'S LENGTH	\$39,900	\$28,074	70.36	\$59,061	\$2,400	\$37,500	\$80,143	0.468	1,217	\$30.81	401	33.8384	\$2,400
044-110-023-00	103 S KEARSARGE ST	07/27/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$31,057	31.06	\$72,694	\$2,400	\$97,600	\$99,426	0.982	1,920	\$50.83	401	17.5338	\$2,400
044-111-004-00	315 LAKE LINDEN AVE	09/09/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,168	34.78	\$125,762	\$7,093	\$142,907	\$167,849	0.851	1,844	\$77.50	401	4.5105	\$2,400
044-111-011-00	114 S KEARSARGE ST	10/21/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$62,459	27.16	\$163,241	\$28,403	\$201,597	\$190,719	1.057	2,184	\$92.31	401	25.0741	\$4,800
044-112-008-00	432 HECLA ST	04/19/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$26,407	24.01	\$84,196	\$4,740	\$105,260	\$112,385	0.937	1,320	\$79.74	401	13.0306	\$4,740
044-112-010-50	440 HECLA ST	07/19/22	\$63,800	WD	03-ARM'S LENGTH	\$63,800	\$35,839	56.17	\$78,259	\$5,282	\$58,518	\$103,221	0.567	896	\$65.31	401	23.9377	\$3,600
044-113-029-00	501 TAMARACK ST	11/29/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,842	45.12	\$70,988	\$6,000	\$69,000	\$91,921	0.751	1,687	\$40.90	401	5.5652	\$6,000
044-113-042-00	401 TAMARACK ST	02/18/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$42,366	36.84	\$87,418	\$3,871	\$111,129	\$118,171	0.940	2,208	\$50.33	401	13.4109	\$3,000
044-115-001-00	300 KEARSARGE ST	11/28/22	\$125,500	WD	03-ARM'S LENGTH	\$125,500	\$46,559	37.10	\$115,168	\$3,353	\$122,147	\$158,154	0.772	1,591	\$76.77	401	3.3970	\$3,000
044-115-002-00	304 KEARSARGE ST	10/21/21	\$75,500	WD	03-ARM'S LENGTH	\$75,500	\$26,454	35.04	\$72,177	\$3,000	\$72,500	\$97,846	0.741	1,884	\$38.48	401	6.5337	\$3,000
044-115-006-00	320 KEARSARGE ST	09/02/21	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$28,543	36.59	\$59,983	\$3,000	\$75,000	\$80,598	0.931	1,416	\$52.97	401	12.4242	\$3,000
044-115-008-00	328 KEARSARGE ST	08/27/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$30,121	28.69	\$63,310	\$3,294	\$101,706	\$84,888	1.198	1,568	\$64.86	401	39.1818	\$3,000
044-115-009-00	332 KEARSARGE ST	06/25/21	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$33,796	54.51	\$71,053	\$4,141	\$57,859	\$94,642	0.611	1,602	\$36.12	401	19.4954	\$3,000
044-115-013-00	343 TAMARACK ST	09/23/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$41,729	22.56	\$104,358	\$11,277	\$173,723	\$131,656	1.320	1,739	\$99.90	401	51.3220	\$6,000
044-115-015-00	337 TAMARACK ST	09/19/22	\$88,500	WD	03-ARM'S LENGTH	\$88,500	\$62,531	70.66	\$136,633	\$5,361	\$83,139	\$185,675	0.448	2,156	\$38.56	401	35.8532	\$3,000
044-115-015-00	337 TAMARACK ST	09/23/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$62,531	29.78	\$136,633	\$5,361	\$204,639	\$185,675	1.102	2,156	\$94.92	401	29.5839	\$3,000
044-116-001-00	200 HECLA ST	09/28/22	\$68,900	WD	03-ARM'S LENGTH	\$68,900	\$26,047	37.80	\$56,522	\$3,000	\$65,900	\$75,703	0.871	1,260	\$52.30	401	6.4209	\$3,000
044-116-015-00	237 KEARSARGE ST	08/06/21	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$30,038	53.64	\$76,889	\$5,812	\$50,188	\$100,533	0.499	1,401	\$35.82	401	30.7081	\$3,000
044-116-015-00	237 KEARSARGE ST	08/10/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$30,038	35.34	\$76,889	\$5,812	\$79,188	\$100,533	0.788	1,401	\$56.52	401	1.8619	\$3,000
044-116-015-00	237 KEARSARGE ST	02/28/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$30,038	26.12	\$75,560	\$5,774	\$109,226	\$98,707	1.107	1,401	\$77.96	401	30.0267	\$3,000
044-116-019-00	221 KEARSARGE ST	01/10/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$27,474	27.47	\$77,589	\$4,008	\$95,992	\$103,489	0.928	840	\$114.28	401	12.1255	\$3,000
044-116-022-00	211 KEARSARGE ST	11/02/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$11,094	73.96	\$22,756	\$3,000	\$12,000	\$27,943	0.429	868	\$13.82	401	37.6860	\$3,000
044-117-019-50	223 TAMARACK ST	11/29/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$16,683	30.33	\$44,409	\$1,500	\$53,500	\$60,692	0.882	1,016	\$52.66	401	7.5206	\$1,500
044-117-020-00	217 TAMARACK ST	02/09/23	\$15,000	QC	03-ARM'S LENGTH	\$15,000	\$31,594	210.63	\$69,842	\$3,000	\$12,000	\$94,011	0.128	1,816	\$6.61	401	67.8654	\$3,000
044-117-022-00	209 TAMARACK ST	09/17/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$39,442	39.44	\$82,658	\$10,732	\$89,268	\$101,734	0.877	1,668	\$53.52	401	7.1165	\$9,000
044-117-022-00	209 TAMARACK ST	02/11/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$39,442	25.45	\$81,303	\$10,709	\$144,291	\$99,850	1.445	1,668	\$86.51	401	63.8778	\$9,000
044-119-007-00	124 KEARSARGE ST	06/22/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$22,098	63.14	\$47,849	\$7,301	\$27,699	\$57,352	0.483	1,834	\$15.10	401	32.3335	\$3,000
044-120-011-00	440 TAMARACK ST	08/10/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$30,974	24.78	\$67,357	\$6,261	\$118,739	\$86,416	1.374	1,200	\$98.95	401	56.7743	\$3,000
044-120-016-00	433 PEWABIC ST	12/20/22	\$50,000	CD	03-ARM'S LENGTH	\$50,000	\$37,115	74.23	\$80,742	\$3,000	\$47,000	\$109,960	0.427	1,736	\$27.07	401	37.8872	\$3,000
044-121-014-00	441 IROQUOIS ST	03/16/22	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$21,542	33.66	\$44,569	\$3,000	\$61,000	\$58,796	1.037	840	\$72.62	401	23.1181	\$3,000
044-122-002-00	404 IROQUOIS ST	07/22/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$31,537	17.52	\$84,866	\$3,000	\$177,000	\$115,793	1.529	1,676	\$105.61	401	72.2285	\$3,000
044-122-024-00	401 FOURTH ST	11/10/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$31,471	62.94	\$67,321	\$4,079	\$45,921	\$89,451	0.513	3,000	\$15.31	401	29.2935	\$3,000
044-125-009-00	536 IROQUOIS ST	07/07/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,533	33.23	\$111,497	\$11,586	\$113,414	\$141,317	0.803	2,208	\$51.37	401	0.3747	\$6,000
044-125-013-00	545 FLORIDA ST	07/26/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$26,320	32.90	\$76,024	\$5,422	\$74,578	\$99,861	0.747	1,302	\$57.28	401	5.9483	\$3,000
044-125-016-00	533 FLORIDA ST	04/19/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$34,858	21.79	\$68,527	\$9,237	\$150,763	\$83,861	1.798	1,404	\$107.38	401	99.1466	\$6,000
044-126-001-00	600 IROQUOIS ST	09/16/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$32,846	72.99	\$69,056	\$3,000	\$42,000	\$93,431	0.450	1,504	\$27.93	401	35.6771	\$3,000
044-126-010-00	607 FLORIDA ST	11/18/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$47,372	40.15	\$120,157	\$6,000	\$112,000	\$161,467	0.694	1,940	\$57.73	401	11.2657	\$6,000
044-127-010-00	112 S TAMARACK ST	11/01/21	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$8,339	104.24	\$17,718	\$2,907	\$5,093	\$20,949	0.243	952	\$5.35	401	56.3185	\$2,400
044-127-010-00	112 S TAMARACK ST	09/27/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$8,859	29.53	\$19,416	\$2,957	\$27,043	\$23,280	1.162	952	\$28.41	401	35.5339	\$2,400
044-127-014-00	126 S TAMARACK ST	09/15/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$27,398	22.83	\$60,346	\$5,595	\$114,405	\$77,441	1.477	2,132	\$53.66	401	67.1014	\$4,800
044-127-031-00	121 S PEWABIC ST	02/10/22	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$21,136	124.33	\$45,022	\$4,800	\$12,200	\$56,891	0.214	1,014	\$12.03	401	59.1854	\$4,800
044-128-031-00	119 S IROQUOIS ST	04/24/21	\$20,900	WD	03-ARM'S LENGTH	\$20,900	\$20,750	99.28	\$41,499	\$2,400	\$18,500	\$55,303	0.335	1,880	\$9.84	401	47.1776	\$2,400
044-129-006-00	601 LAKE LINDEN AVE	05/21/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$37,229	39.19	\$87,296	\$6,536	\$88,464	\$114,229	0.774	2,073	\$42.67	401	3.1855	\$5,280
044-129-011-00	124 S IROQUOIS ST	08/26/22	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$31,754	28.23	\$108,027	\$2,400	\$110,100	\$149,402	0.737	1,904	\$57.83	401	6.9359	\$2,400
044-129-025-00	145 S FLORIDA ST	04/27/21	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$21,620	65.52	\$43,218	\$4,417	\$28,583	\$54,881	0.521	1,496	\$19.11	401	28.5483	\$2,400
044-134-017-00	131 PEWABIC ST	08/09/21	\$65,201	WD	03-ARM'S LENGTH	\$65,201	\$24,797	38.03	\$58,523	\$4,360	\$60,841	\$76,610	0.794	1,074	\$56.65	401	1.2129	\$3,000
044-136-004-00	214 TAMARACK ST	02/11/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$32,961	35.83	\$68,269	\$4,672	\$87,328	\$89,953	0.971	1,368	\$63.84	401	16.4516	\$3,000
044-137-015-00	237 IROQUOIS ST	12/07/21	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$41,483	23.84	\$85,643	\$3,000	\$171,000	\$116,893	1.463	1,932	\$88.51	401	65.6584	\$3,000
044-137-019-00	221 IROQUOIS ST	09/01/21	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$50,423	26.19	\$138,364	\$5,070	\$187,430	\$188,535	0.994	2,196	\$85.35	401	18.7842	\$4,500
044-139-021-00	315 IROQUOIS ST	07/16/21	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$52,839	28.87	\$134,681									

044-143-006-00	120 AMYGDALOID ST	06/23/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$35,286	27.14	\$96,038	\$5,202	\$124,798	\$128,481	0.971	1,872	\$66.67	401	16.5036	\$4,800						
044-244-008-00	134 SENECA ST	11/28/22	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$32,155	59.55	\$69,520	\$6,000	\$48,000	\$89,844	0.534	1,588	\$30.23	401	27.2042	\$6,000						
044-245-003-00	84 FIRST ST	11/23/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$41,786	75.97	\$87,689	\$6,000	\$49,000	\$115,543	0.424	2,248	\$21.80	401	38.2215	\$6,000						
044-245-013-00	45 FULTON ST	07/20/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$24,728	47.55	\$53,749	\$3,567	\$48,433	\$70,979	0.682	960	\$50.45	401	12.3940	\$3,000						
044-245-013-00	45 FULTON ST	09/01/22	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$24,728	44.16	\$63,459	\$3,567	\$52,433	\$84,713	0.619	960	\$54.62	401	18.7349	\$3,000						
044-247-004-50	214 SENECA ST	06/15/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$41,558	25.97	\$137,345	\$10,599	\$149,401	\$179,273	0.833	1,496	\$99.87	401	2.7073	\$6,000						
044-248-019-00	233 N PEWABIC ST	08/18/21	\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$13,810	55.24	\$28,928	\$3,000	\$22,000	\$36,673	0.600	788	\$27.92	401	20.6407	\$3,000						
044-249-013-00	246 N PEWABIC ST	09/17/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$23,557	33.65	\$49,385	\$7,200	\$62,800	\$59,668	1.052	912	\$68.86	401	24.6199	\$7,200						
044-250-014-00	143 FLORIDA ST	03/24/22	\$47,500	WD	03-ARM'S LENGTH	\$47,500	\$24,680	51.96	\$50,920	\$3,000	\$44,500	\$67,779	0.657	1,252	\$35.54	401	14.9757	\$3,000						
044-252-004-00	212 IROQUOIS ST	10/04/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$35,931	21.39	\$108,589	\$3,000	\$165,000	\$149,348	1.105	2,008	\$82.17	401	29.8504	\$3,000						
044-252-006-00	220 IROQUOIS ST	10/04/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$60,555	26.33	\$153,934	\$9,589	\$220,411	\$204,165	1.080	2,632	\$83.74	401	27.3272	\$6,000						
044-252-018-00	225 FLORIDA ST	04/19/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$44,529	98.95	\$87,464	\$3,000	\$42,000	\$119,468	0.352	2,312	\$18.17	401	45.4741	\$3,000						
044-252-019-00	221 FLORIDA ST	09/09/21	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$29,734	27.28	\$69,348	\$3,000	\$106,000	\$93,844	1.130	1,300	\$81.54	401	32.3230	\$3,000						
044-254-007-00	324 IROQUOIS ST	10/21/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$31,283	69.52	\$65,758	\$3,000	\$42,000	\$88,767	0.473	1,552	\$27.06	401	33.3148	\$3,000						
044-254-007-00	324 IROQUOIS ST	08/22/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$32,879	73.06	\$71,423	\$3,000	\$42,000	\$96,779	0.434	1,552	\$27.06	401	37.2322	\$3,000						
044-256-017-00	425 ISLE ROYALE ST	04/21/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$40,415	22.58	\$104,827	\$6,000	\$173,000	\$139,784	1.238	1,792	\$96.54	401	43.1329	\$6,000						
044-257-010-00	536 FLORIDA ST	08/02/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$46,765	33.40	\$114,606	\$3,000	\$137,000	\$157,859	0.868	1,802	\$76.03	401	6.1567	\$3,000						
044-346-029-00	94 FIRST ST	08/31/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$43,878	30.26	\$96,322	\$3,817	\$141,183	\$130,842	1.079	1,672	\$84.44	401	27.2739	\$3,360						
044-359-020-00	143 N FLORIDA ST	09/14/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$22,542	150.28	\$47,263	\$2,400	\$12,600	\$63,455	0.199	1,300	\$9.69	401	60.7734	\$2,400						
044-360-001-00	100 N FLORIDA ST	12/02/21	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$44,510	22.37	\$137,491	\$24,167	\$174,833	\$160,289	1.091	1,788	\$97.78	401	28.4441	\$3,600						
044-360-002-00	110 N FLORIDA ST	12/21/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$29,615	45.56	\$64,393	\$3,600	\$61,400	\$85,987	0.714	1,220	\$50.33	401	9.2239	\$3,600						
044-361-030-00	203 N FLORIDA ST	09/06/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$35,164	23.44	\$85,554	\$2,400	\$147,600	\$117,615	1.255	1,455	\$101.44	401	44.8640	\$2,400						
044-362-001-00	200 N FLORIDA ST	05/04/21	\$27,900	WD	03-ARM'S LENGTH	\$27,900	\$18,820	67.46	\$36,974	\$2,400	\$25,500	\$48,902	0.521	1,356	\$18.81	401	28.4852	\$2,400						
044-362-007-00	224 N FLORIDA ST	01/08/23	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$9,461	47.31	\$20,469	\$2,400	\$17,600	\$25,414	0.693	672	\$26.19	401	11.3753	\$2,400						
<b>Totals:</b>			<b>\$8,128,101</b>			<b>\$8,128,101</b>	<b>\$2,899,724</b>		<b>\$6,873,526</b>		<b>\$7,670,720</b>	<b>\$9,073,909</b>			<b>\$54.37</b>		<b>3.9061</b>							
								<b>Sale. Ratio =&gt;</b>	<b>35.68</b>									<b>E.C.F. =&gt;</b>	<b>0.845</b>					
								<b>Std. Dev. =&gt;</b>	<b>31.62</b>									<b>Ave. E.C.F. =&gt;</b>	<b>0.806</b>	<b>Std. Deviation=&gt;</b>	<b>0.3495453</b>	<b>Ave. Variance=&gt;</b>	<b>28.7460</b>	<b>Coefficient of Var=&gt;</b>

2024 ECF STUDY ~ NEWER HOMES

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.	Land Value	
002-007-066-00	27467 SECOND ST	06/17/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$71,609	31.13	\$143,854	\$19,119	\$210,881	\$157,892	1.336	1,824	\$115.61	\$10,000	
002-101-007-00	26114 ALLOUEZ ST	08/20/21	\$46,500	QC	03-ARM'S LENGTH	\$46,500	\$35,558	76.47	\$74,885	\$7,744	\$38,756	\$86,745	0.447	1,048	\$36.98	\$4,240	
002-116-005-00	55785 LAKE LINDEN AVE	08/22/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$37,933	32.99	\$82,844	\$6,615	\$108,385	\$96,492	1.123	812	\$133.48	\$3,520	
002-119-015-00	26350 QUINCY ST	05/05/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$55,439	70.18	\$109,315	\$12,837	\$66,163	\$124,649	0.531	1,532	\$43.19	\$8,000	
002-124-005-00	26430 QUINCY ST	05/20/21	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$21,200	106.00	\$49,205	\$5,875	\$14,125	\$54,848	0.258	876	\$16.12	\$2,000	
002-125-009-00	26487 QUINCY ST	04/29/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$48,264	40.22	\$95,238	\$7,585	\$112,415	\$113,247	0.993	1,252	\$89.79	\$6,000	
002-300-034-00	57207 ROCKLAND ST	07/19/22	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$42,686	21.61	\$122,006	\$3,800	\$193,700	\$149,628	1.295	1,200	\$161.42	\$3,800	
002-402-032-00	56362 LOG ST	08/30/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$55,406	32.59	\$144,055	\$13,160	\$156,840	\$169,115	0.927	1,928	\$81.35	\$13,160	
002-402-040-00	56414 CALUMET AVE	09/15/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$51,400	29.37	\$184,942	\$14,051	\$160,949	\$216,318	0.744	2,242	\$71.79	\$8,972	
002-480-005-60	56754 HECLA ST	11/07/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$57,989	39.99	\$126,772	\$7,942	\$137,058	\$150,418	0.911	1,332	\$102.90	\$4,240	
002-500-002-15	25515 UPPER ST	10/25/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$32,359	29.42	\$68,042	\$6,000	\$104,000	\$80,158	1.297	1,064	\$97.74	\$6,000	
002-560-010-15	57080 CALEDONIA ST	01/09/23	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$15,500	155.00	\$38,856	\$8,151	\$1,849	\$37,907	0.049	696	\$2.66	\$6,541	
002-560-011-50	56860 ROCKLAND ST	03/10/22	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$56,352	41.44	\$118,568	\$13,910	\$122,090	\$132,478	0.922	1,760	\$69.37	\$9,141	
002-560-012-55	56922 HECLA ST	09/16/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$49,618	124.05	\$108,057	\$5,220	\$34,780	\$130,173	0.267	1,848	\$18.82	\$5,220	
041-143-017-00	320 NINTH ST	10/03/22	\$38,500	WD	03-ARM'S LENGTH	\$38,500	\$16,854	43.78	\$61,676	\$870	\$37,630	\$76,970	0.489	1,280	\$29.40	\$870	
042-109-001-00	301 ALLOUEZ ST	06/13/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$35,553	22.22	\$100,241	\$8,704	\$151,296	\$115,870	1.306	1,188	\$127.35	\$2,250	
042-114-013-00	206 SENECA ST	07/26/21	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$27,349	113.95	\$57,378	\$6,429	\$17,571	\$65,826	0.267	1,344	\$13.07	\$4,500	
042-121-001-00	301 THIRD ST	11/12/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$23,971	17.12	\$90,090	\$3,000	\$137,000	\$112,519	1.218	1,032	\$132.75	\$3,000	
042-121-007-00	315 FULTON ST	08/18/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$44,400	27.75	\$131,188	\$10,757	\$149,243	\$152,444	0.979	1,152	\$129.55	\$3,000	
044-107-005-00	420 CALUMET ST	09/28/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$54,570	30.49	\$158,592	\$11,677	\$167,323	\$185,968	0.900	1,332	\$125.62	\$8,400	
044-123-021-00	501 PEWABIC ST	09/09/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$54,597	72.80	\$118,925	\$13,225	\$61,775	\$133,797	0.462	1,308	\$47.23	\$6,000	
044-243-017-50	200 AMYGDALOID ST	11/16/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$24,574	24.57	\$58,827	\$3,600	\$96,400	\$69,908	1.379	1,040	\$92.69	\$3,600	
044-248-006-00	220 AHMEEK ST	08/26/21	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$34,764	39.96	\$73,444	\$5,972	\$81,028	\$87,173	0.930	896	\$90.43	\$4,500	
044-359-016-00	149 N FLORIDA ST	06/24/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$61,991	56.36	\$135,609	\$10,005	\$99,995	\$158,992	0.629	1,152	\$86.80	\$4,800	
044-400-017-00	614 ISLE ROYALE ST	04/06/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$74,921	45.41	\$148,124	\$18,180	\$146,820	\$164,486	0.893	1,508	\$97.36	\$12,000	
<b>Totals:</b>			<b>\$2,832,500</b>			<b>\$2,832,500</b>	<b>\$1,084,857</b>		<b>\$2,600,733</b>		<b>\$2,608,072</b>	<b>\$3,024,022</b>			<b>\$80.54</b>		
								<b>Sale. Ratio =&gt;</b>	<b>38.30</b>			<b>E.C.F. =&gt;</b>	<b>0.862</b>	<b>Std. Deviation=&gt;</b>			
								<b>Std. Dev. =&gt;</b>	<b>36.28</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.822</b>	<b>Ave. Variance=&gt;</b>			

2024 ECF STUDY~ OLD MINING HOMES

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	Land Value	
002-007-038-00	27502 SMITH AVE	07/20/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$35,214	88.04	\$74,374	\$5,417	\$34,583	\$95,508	0.362	984	\$35.15	OMH	\$4,800	
002-007-078-00	27456 BRANCH ST	08/05/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$32,807	23.43	\$85,480	\$8,497	\$131,503	\$106,625	1.233	1,248	\$105.37	OMH	\$4,000	
002-007-108-00	58769 CENTER ST	07/01/21	\$113,300	WD	03-ARM'S LENGTH	\$113,300	\$29,160	25.74	\$73,758	\$10,026	\$103,274	\$88,271	1.170	1,104	\$93.55	OMH	\$4,600	
002-007-108-00	58769 CENTER ST	08/12/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$36,879	24.59	\$80,045	\$10,522	\$139,478	\$96,292	1.448	1,104	\$126.34	OMH	\$4,600	
002-007-122-00	27489 FOURTH ST	09/16/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$21,667	36.11	\$45,478	\$3,400	\$56,600	\$58,280	0.971	1,064	\$53.20	OMH	\$3,400	
002-007-165-00	27427 BRANCH ST	07/10/21	\$53,500	WD	03-ARM'S LENGTH	\$53,500	\$18,748	35.04	\$47,357	\$5,880	\$47,620	\$57,447	0.829	868	\$54.86	OMH	\$5,880	
002-007-276-00	58831 US HIGHWAY 41	08/22/22	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$32,696	48.08	\$70,847	\$9,034	\$58,966	\$85,614	0.689	1,022	\$57.70	OMH	\$3,600	
002-103-005-00	26129 WOLVERINE ST	08/17/21	\$34,500	WD	03-ARM'S LENGTH	\$34,500	\$19,169	55.56	\$44,129	\$4,000	\$30,500	\$55,580	0.549	1,656	\$18.42	OMH	\$4,000	
002-107-017-00	26172 FRANKLIN ST	05/04/21	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$8,000	66.67	\$16,018	\$2,000	\$10,000	\$19,416	0.515	800	\$12.50	OMH	\$2,000	
002-148-011-00	58254 SECOND ST	01/11/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$17,056	34.11	\$47,035	\$6,065	\$43,935	\$56,745	0.774	988	\$44.47	OMH	\$4,000	
002-149-002-00	58210 SECOND ST	10/27/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$30,828	88.08	\$65,889	\$4,000	\$31,000	\$85,719	0.362	1,944	\$15.95	OMH	\$4,000	
002-149-014-00	26130 WASHINGTON ST	04/22/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$26,378	26.38	\$83,666	\$4,000	\$96,000	\$110,341	0.870	1,664	\$57.69	OMH	\$4,000	
002-160-010-00	26890 E AMYGDALOID ST	09/28/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$38,462	41.81	\$98,663	\$8,496	\$83,504	\$124,885	0.669	2,341	\$35.67	OMH	\$4,088	
002-160-012-00	58102 US HIGHWAY 41	03/04/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$44,498	29.67	\$116,176	\$8,305	\$141,695	\$149,406	0.948	1,942	\$72.96	OMH	\$3,680	
002-160-013-00	58116 US HIGHWAY 41	09/07/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$26,675	33.77	\$62,268	\$4,028	\$74,972	\$80,665	0.929	1,188	\$63.11	OMH	\$4,028	
002-160-029-00	26784 AMYGDALOID ST	07/15/21	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$17,274	46.06	\$36,089	\$4,000	\$33,500	\$44,445	0.754	676	\$49.56	OMH	\$4,000	
002-170-012-00	59211 US HIGHWAY 41	08/16/21	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$21,404	77.83	\$44,864	\$2,594	\$24,906	\$58,546	0.425	1,077	\$23.13	OMH	\$2,594	
002-170-019-00	59222 US HIGHWAY 41	05/19/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$38,853	26.80	\$97,491	\$11,913	\$133,087	\$118,529	1.123	1,080	\$123.23	OMH	\$7,000	
002-170-025-00	59146 US HIGHWAY 41	02/18/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$27,377	27.38	\$70,597	\$5,160	\$94,840	\$90,633	1.046	1,200	\$79.03	OMH	\$5,160	
002-170-027-00	59095 CHURCH ST	06/29/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$46,346	44.14	\$98,004	\$10,626	\$94,374	\$121,022	0.780	858	\$109.99	OMH	\$5,920	
002-300-018-00	56933 ROCKLAND ST	09/21/22	\$40,250	QC	03-ARM'S LENGTH	\$40,250	\$25,750	63.98	\$56,898	\$3,904	\$36,346	\$73,399	0.495	1,248	\$29.12	OMH	\$2,760	
002-300-018-00	56933 ROCKLAND ST	12/13/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$25,750	32.19	\$56,898	\$3,904	\$76,096	\$73,399	1.037	1,248	\$60.97	OMH	\$2,760	
002-300-022-00	26053 SCHOOL ST	10/19/21	\$81,500	WD	03-ARM'S LENGTH	\$81,500	\$46,729	57.34	\$98,322	\$5,800	\$81,500	\$75,700	\$128,147	0.591	1,688	\$44.85	OMH	\$5,800
002-300-039-00	57310 CALUMET AVE	09/13/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$27,479	61.06	\$59,472	\$4,160	\$40,840	\$76,609	0.533	1,184	\$34.49	OMH	\$4,160	
002-340-031-00	57646 ROCKLAND ST	03/31/22	\$81,900	WD	03-ARM'S LENGTH	\$81,900	\$28,862	35.24	\$59,951	\$4,180	\$77,720	\$77,245	1.006	1,110	\$70.02	OMH	\$2,000	
002-340-034-00	57666 ROCKLAND ST	11/19/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$24,148	30.19	\$50,844	\$2,000	\$78,000	\$67,651	1.153	1,110	\$70.27	OMH	\$2,000	
002-380-027-00	25659 TEMPLE ST	08/06/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$50,024	52.66	\$105,287	\$6,000	\$89,000	\$137,517	0.647	2,184	\$40.75	OMH	\$6,000	
002-402-050-00	56284 CALUMET AVE	04/12/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$19,394	21.55	\$53,391	\$4,947	\$85,053	\$67,097	1.268	960	\$88.60	OMH	\$2,890	
002-402-079-00	25829 LAKE LINDEN AVE	06/23/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$14,994	41.65	\$35,057	\$4,268	\$31,732	\$42,644	0.744	841	\$37.73	OMH	\$2,800	
002-402-079-00	25829 LAKE LINDEN AVE	08/22/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$17,529	38.95	\$38,003	\$4,410	\$40,590	\$46,528	0.872	841	\$48.26	OMH	\$2,800	
002-402-115-00	56860 CALUMET AVE	04/05/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,302	55.76	\$44,604	\$4,600	\$35,400	\$55,407	0.639	2,638	\$13.42	OMH	\$4,600	
002-402-133-00	56839 ROCKLAND ST	11/02/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,632	34.11	\$117,022	\$7,602	\$117,398	\$151,551	0.775	1,892	\$62.05	OMH	\$4,240	
002-402-135-00	56860 BOONE LANE	12/16/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$33,015	20.01	\$82,530	\$2,055	\$162,945	\$111,461	1.462	1,444	\$112.84	OMH	\$2,055	
002-410-007-00	25779 N WATERWORKS RD	12/03/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$26,317	29.24	\$55,282	\$5,040	\$84,960	\$69,587	1.221	882	\$96.33	OMH	\$5,040	
002-420-010-00	57611 WATERWORKS ST	11/11/21	\$27,200	QC	03-ARM'S LENGTH	\$27,200	\$15,575	57.26	\$32,639	\$2,240	\$24,960	\$42,104	0.593	1,810	\$13.79	OMH	\$2,240	
002-420-046-00	25866 CEDAR ST	09/26/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$16,607	66.43	\$36,686	\$2,000	\$23,000	\$48,042	0.479	1,152	\$19.97	OMH	\$2,000	
002-420-062-00	57436 FOURTH ST	06/06/22	\$24,500	QC	03-ARM'S LENGTH	\$24,500	\$11,492	46.91	\$24,829	\$2,000	\$22,500	\$31,619	0.712	1,088	\$20.68	OMH	\$2,000	
002-420-063-00	25842 CEDAR ST	07/19/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,688	45.63	\$39,991	\$2,000	\$28,000	\$52,619	0.532	1,512	\$18.52	OMH	\$2,000	
002-420-063-00	25842 CEDAR ST	09/28/22	\$41,500	WD	03-ARM'S LENGTH	\$41,500	\$19,996	48.18	\$43,420	\$2,000	\$39,500	\$57,368	0.689	1,512	\$26.12	OMH	\$2,000	
002-420-065-00	57408 FOURTH ST	01/13/22	\$12,600	WD	03-ARM'S LENGTH	\$12,600	\$10,273	81.53	\$21,909	\$1,960	\$10,640	\$27,630	0.385	1,776	\$5.99	OMH	\$1,960	
002-420-066-00	57396 FOURTH ST	07/19/21	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$24,147	71.02	\$51,650	\$4,356	\$29,644	\$65,504	0.453	1,344	\$22.06	OMH	\$2,160	
002-420-068-00	25843 CEDAR ST	03/25/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$20,856	41.71	\$42,850	\$2,000	\$48,000	\$56,579	0.848	1,118	\$42.93	OMH	\$2,000	
002-420-077-00	25933 CEDAR ST	09/13/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$14,746	49.15	\$30,894	\$2,000	\$28,000	\$40,019	0.700	1,328	\$21.08	OMH	\$2,000	
002-420-096-00	25880 ELM ST	11/29/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$35,254	32.05	\$87,747	\$4,165	\$105,835	\$115,765	0.914	1,463	\$72.34	OMH	\$2,400	
002-420-099-00	25850 ELM ST	05/09/22	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$32,416	18.96	\$89,309	\$4,284	\$166,716	\$117,763	1.416	2,032	\$82.05	OMH	\$2,400	
002-440-028-00	25417 ELM ST	09/09/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$14,062	46.87	\$55,176	\$1,080	\$28,920	\$74,925	0.386	1,193	\$24.24	OMH	\$1,080	
002-440-060-00	25413 OAK ST	10/17/22	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$22,735	39.89	\$49,365	\$5,047	\$51,953	\$61,382	0.846	1,414	\$36.74	OMH	\$2,000	
002-440-083-00	57163 TENTH ST	11/07/22	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$24,306	24.93	\$58,543	\$2,000	\$95,500	\$78,314	1.219	820	\$116.46	OMH	\$2,000	
002-440-086-00	57207 TENTH ST	02/28/22	\$33,500	WD	03-ARM'S LENGTH	\$33,500	\$17,960	53.61	\$48,773	\$2,240	\$31,260	\$64,450	0.485	2,080	\$15.03	OMH	\$2,240	
002-440-105-00	57455 TENTH ST	07/27/22	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$19,709	21.66	\$42,795	\$2,320	\$88,680	\$56,060	1.582	1,200	\$73.90	OMH	\$2,320	
002-440-114-00	57444 ELEVENTH ST	05/20/21	\$35,578	SD	03-ARM'S LENGTH	\$35,578	\$12,070	33.93	\$23,672	\$3,842	\$31,736	\$27,465	1.155	1,291	\$24.58	OMH	\$2,320	
002-440-114-00	57444 ELEVENTH ST	11/19/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$12,070	26.82	\$51,472	\$3,955	\$41,045	\$65,813	0.624	1,291	\$31.79	OMH	\$2,320	
002-440-116-00	57420 ELEVENTH ST	09/21/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$19,751	28.22	\$59,652	\$4,898	\$65,102	\$75,837	0.858	1,300	\$50.08	OMH	\$2,320	
002-440-179-00	25251 PINE ST	09/02/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$13,100	131.00	\$18,527	\$2,155	\$7,845	\$22,676	0.346	776	\$10.11	OMH	\$2,155	
002-480-001-20	56771 HECLA ST	05/20/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$18,999	63.33	\$41,949	\$2,440	\$27,560	\$54,722	0.504	1,230	\$22.41	OMH	\$2,440	
002-480-001-35	56744 ROCKLAND ST	08/18/22	\$106,901	WD	03-ARM'S LENGTH	\$106,901	\$19,081	17.85	\$60,123	\$3,695	\$103,206	\$78,155	1.321	912	\$113.16	OMH	\$1,960	
002-480-002-05	56672 ROCKLAND ST	05/09/22	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$18,606	67.66	\$36,581	\$2,440	\$25,060	\$47,287	0.530	819	\$30.60	OMH	\$2,440	
002-480-002-05	56672 ROCKLAND ST	07/28/22	\$41,097	WD	03-ARM'S LENGTH	\$41,097	\$18,606	45.27	\$40,379	\$2,440	\$38,657	\$52,547	0.736	819	\$47.20	OMH	\$2,440	
002-480-002-30	56636 ROCKLAND ST	08/03/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$19,798	36.00	\$47,839	\$2,400	\$52,600	\$62,935	0.836	882	\$59.64	OMH	\$2,400	
002-480-002-75	56598 ROCKLAND ST	05/05/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$22,618	64.62	\$45,837	\$3,440	\$31,560	\$58,722	0.537	1,005	\$31.40	OMH	\$3,440	
002-480-003-00	56562 ROCKLAND ST																	

002-480-005-15	56668 HECLA ST	10/28/22	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$0	0.00	\$108,335	\$5,061	\$166,439	\$143,039	1.164	1,920	\$86.69	OMH	\$2,400
002-480-005-40	56718 HECLA ST	03/22/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$27,413	30.46	\$56,026	\$2,600	\$87,400	\$73,997	1.181	1,400	\$62.43	OMH	\$2,600
002-480-005-90	56673 BOUNDARY ST	07/26/21	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$15,446	14.72	\$44,997	\$4,264	\$100,636	\$56,417	1.784	742	\$135.63	OMH	\$2,400
002-480-006-05	56654 LAURIUM ST	09/08/22	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$23,106	25.96	\$74,208	\$4,493	\$84,507	\$96,558	0.875	1,080	\$78.25	OMH	\$2,400
002-480-007-05	56486 LAURIUM ST	08/18/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$17,500	70.00	\$36,369	\$2,400	\$22,600	\$47,048	0.480	999	\$22.62	OMH	\$2,400
002-480-008-90	56443 BOUNDARY ST	04/01/22	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$22,932	33.23	\$45,129	\$6,684	\$62,316	\$53,248	1.170	999	\$62.38	OMH	\$4,800
002-500-001-35	25614 UPPER ST	06/04/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$24,871	27.94	\$52,351	\$5,629	\$83,371	\$64,712	1.288	819	\$101.80	OMH	\$3,000
002-520-001-30	56223 CALUMET AVE	08/20/21	\$23,000	QC	03-ARM'S LENGTH	\$23,000	\$16,210	70.48	\$34,562	\$5,686	\$17,314	\$39,994	0.433	1,080	\$16.03	OMH	\$2,400
002-520-001-45	56222 CALUMET AVE	10/12/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$25,867	34.49	\$56,011	\$2,840	\$72,160	\$73,644	0.980	1,584	\$45.56	OMH	\$2,840
002-520-003-55	25612 C ST	05/07/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$20,890	74.61	\$40,969	\$2,840	\$25,160	\$52,810	0.476	1,204	\$20.90	OMH	\$2,840
002-520-003-65	25584 C ST	03/30/22	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$36,363	61.63	\$74,922	\$5,920	\$53,080	\$95,571	0.555	1,826	\$29.07	OMH	\$5,920
002-520-005-30	25607 D ST	05/03/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$36,032	60.05	\$70,565	\$3,040	\$56,960	\$93,525	0.609	1,820	\$31.30	OMH	\$3,040
002-520-006-10	56155 UNION ST	08/15/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$41,830	24.61	\$123,903	\$5,083	\$164,917	\$164,571	1.002	1,232	\$133.86	OMH	\$2,400
002-520-006-40	56122 UNION ST	01/26/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,309	51.55	\$21,952	\$2,400	\$17,600	\$27,080	0.650	1,536	\$11.46	OMH	\$2,400
002-520-006-70	56199 COLUMBIA ST	05/13/21	\$27,684	SD	03-ARM'S LENGTH	\$27,684	\$22,121	79.91	\$43,330	\$2,400	\$25,284	\$56,690	0.446	1,772	\$14.27	OMH	\$2,400
002-520-006-70	56199 COLUMBIA ST	10/29/21	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$22,121	33.52	\$55,122	\$2,400	\$63,600	\$73,022	0.871	1,772	\$35.89	OMH	\$2,400
002-520-009-35	56405 LIBERTY ST	03/23/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$21,572	61.63	\$48,928	\$2,400	\$32,600	\$62,706	0.520	1,228	\$26.55	OMH	\$2,400
002-520-010-65	56226 UNION ST	08/01/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$35,695	35.70	\$82,344	\$2,400	\$97,600	\$110,726	0.881	1,656	\$58.94	OMH	\$2,400
002-540-001-50	25116 RIDGE ST	12/29/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$30,874	45.40	\$64,405	\$14,400	\$53,600	\$69,259	0.774	1,266	\$42.34	OMH	\$14,400
002-560-001-50	26248 PINE ST	10/06/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,327	44.44	\$72,407	\$6,180	\$68,820	\$91,727	0.750	1,214	\$56.69	OMH	\$6,180
002-560-002-65	57376 MINE ST	09/01/22	\$17,000	QC	03-ARM'S LENGTH	\$17,000	\$15,204	89.44	\$36,206	\$5,208	\$11,792	\$42,934	0.275	747	\$15.79	OMH	\$3,809
002-560-003-10	57460 MINE ST	08/20/21	\$12,750	QC	03-ARM'S LENGTH	\$12,750	\$16,047	125.86	\$33,701	\$2,810	\$9,940	\$42,785	0.232	747	\$13.31	OMH	\$2,810
002-560-003-90	57393 CALUMET AVE	09/01/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$21,961	25.84	\$47,502	\$5,101	\$79,899	\$58,727	1.361	1,422	\$56.19	OMH	\$5,101
002-560-005-15	57444 CALUMET AVE	11/25/22	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$14,008	11.44	\$66,901	\$5,842	\$116,658	\$84,569	1.379	1,080	\$108.02	OMH	\$3,420
002-560-006-05	57335 ROCKLAND ST	07/15/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$29,548	21.41	\$77,336	\$3,000	\$135,000	\$102,958	1.311	1,063	\$127.00	OMH	\$3,000
002-560-007-05	57270 ROCKLAND ST	03/28/23	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$26,499	16.67	\$89,082	\$5,360	\$153,640	\$112,833	1.362	1,078	\$142.52	OMH	\$2,854
002-560-007-45	57214 ROCKLAND ST	09/03/21	\$16,000	QC	03-ARM'S LENGTH	\$16,000	\$21,919	136.99	\$46,204	\$3,000	\$13,000	\$59,839	0.217	858	\$15.15	OMH	\$3,000
002-560-007-60	57168 ROCKLAND ST	08/24/22	\$201,500	WD	03-ARM'S LENGTH	\$201,500	\$40,489	20.09	\$140,783	\$6,300	\$195,200	\$186,265	1.048	1,610	\$121.24	OMH	\$6,300
002-560-011-70	25984 DEPOT ST	07/20/22	\$30,000	OTH	03-ARM'S LENGTH	\$30,000	\$31,622	105.41	\$68,832	\$4,500	\$25,500	\$89,102	0.286	1,716	\$14.86	OMH	\$4,500
002-560-012-25	26117 SCHOOL ST	07/06/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$23,950	23.95	\$51,938	\$7,549	\$92,451	\$61,481	1.504	1,470	\$62.89	OMH	\$5,456
002-560-012-65	56902 HECLA ST	02/13/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$34,234	25.36	\$76,952	\$8,687	\$126,313	\$92,001	1.373	1,203	\$105.00	OMH	\$8,687
002-560-014-80	56821 BOUNDARY ST	01/27/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$18,763	15.01	\$74,440	\$13,635	\$111,365	\$81,947	1.359	1,120	\$99.43	OMH	\$0
002-560-014-85	56833 BOUNDARY ST	07/19/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$34,079	27.93	\$86,094	\$3,600	\$118,400	\$114,258	1.036	1,220	\$97.05	OMH	\$3,600

<b>Totals:</b>	<b>\$6,882,660</b>		<b>\$6,882,660</b>		<b>\$2,342,265</b>		<b>\$5,699,093</b>		<b>\$6,448,588</b>		<b>\$7,282,592</b>		<b>0.885</b>		<b>\$55.24</b>		<b>0.35403816</b>
					<b>Sale. Ratio =&gt;</b>		<b>34.03</b>				<b>E.C.F. =&gt;</b>		<b>0.885</b>		<b>Std. Deviation=&gt;</b>		<b>0.35403816</b>
					<b>Std. Dev. =&gt;</b>		<b>25.49</b>				<b>Ave. E.C.F. =&gt;</b>		<b>0.841</b>		<b>Ave. Variance=&gt;</b>		<b>#REF!</b>



2024 ECF STUDY ~RES CAL & CC

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.	Land Value	
002-102-007-00	26130 WOLVERINE ST	08/13/21	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$34,764	35.12	\$80,827	\$4,325	\$94,675	\$90,002	1.052	1,440	\$65.75	\$2,000	
002-112-011-00	26260 FRANKLIN ST	10/21/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$33,608	46.04	\$72,800	\$12,494	\$60,506	\$74,914	0.808	1,680	\$36.02	\$6,000	
002-120-004-00	26367 QUINCY ST	02/10/22	\$200,500	WD	03-ARM'S LENGTH	\$200,500	\$28,661	14.29	\$91,738	\$4,621	\$195,879	\$108,220	1.810	1,994	\$98.23	\$3,000	
041-103-001-10	702 OAK ST	05/20/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$29,874	49.79	\$58,770	\$1,050	\$58,950	\$67,906	0.868	2,352	\$25.06	\$1,050	
041-103-006-00	711 PORTLAND ST	07/26/21	\$51,500	WD	03-ARM'S LENGTH	\$51,500	\$16,552	32.14	\$51,969	\$1,770	\$49,730	\$59,058	0.842	1,974	\$25.19	\$1,770	
041-103-006-10	200 EIGHTH ST	12/01/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$8,341	23.83	\$17,817	\$1,200	\$33,800	\$19,549	1.729	240	\$140.83	\$1,200	
041-111-001-00	115 SEVENTH ST	07/13/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$31,837	70.75	\$69,128	\$6,043	\$38,957	\$78,366	0.497	1,296	\$30.06	\$2,580	
041-131-020-50	608 ELM ST	11/16/22	\$65,000	OTH	03-ARM'S LENGTH	\$65,000	\$9,854	15.16	\$41,982	\$810	\$64,190	\$51,145	1.255	1,944	\$33.02	\$810	
041-132-014-50	423 SIXTH ST	08/24/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$21,723	31.95	\$63,246	\$870	\$67,130	\$73,384	0.915	1,130	\$59.41	\$870	
041-132-027-00	426.5 SEVENTH ST	09/07/21	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$17,847	45.76	\$46,572	\$810	\$38,190	\$53,838	0.709	1,304	\$29.29	\$810	
041-132-028-00	430 SEVENTH ST	10/07/22	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$21,508	23.13	\$78,947	\$2,056	\$90,944	\$95,517	0.952	1,676	\$54.26	\$870	
041-141-001-00	443 SEVENTH ST	02/17/23	\$88,620	WD	03-ARM'S LENGTH	\$88,620	\$24,425	27.56	\$88,814	\$1,740	\$86,880	\$105,289	0.825	2,548	\$34.10	\$1,740	
041-141-015-50	419 SEVENTH ST	03/18/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$20,841	41.68	\$69,010	\$900	\$49,100	\$84,609	0.580	2,438	\$20.14	\$900	
041-141-028-50	428 EIGHTH ST	02/16/22	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$29,353	34.57	\$97,897	\$6,667	\$78,233	\$113,329	0.690	1,824	\$42.89	\$2,760	
041-141-030-00	434 EIGHTH ST	08/02/21	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$16,822	19.23	\$100,914	\$1,740	\$85,760	\$116,675	0.735	2,736	\$31.35	\$1,740	
041-143-004-00	327 EIGHTH ST	09/29/22	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$20,745	25.96	\$86,896	\$5,102	\$74,798	\$101,607	0.736	1,224	\$61.11	\$1,740	
041-144-001-50	806 PINE ST	06/17/22	\$10,000	QC	03-ARM'S LENGTH	\$10,000	\$0	0.00	\$25,532	\$840	\$9,160	\$30,673	0.299	1,600	\$5.73	\$840	
042-107-003-00	307 MOHAWK ST	11/03/21	\$13,762	WD	03-ARM'S LENGTH	\$13,762	\$18,076	131.35	\$38,566	\$4,508	\$9,254	\$40,068	0.231	856	\$10.81	\$3,000	
042-107-007-00	313 MOHAWK ST	05/11/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$24,480	61.20	\$48,026	\$3,500	\$36,500	\$52,384	0.697	1,197	\$30.49	\$1,500	
042-108-009-00	316 ALLOUEZ ST	02/07/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$14,987	29.97	\$53,376	\$1,500	\$48,500	\$64,442	0.753	1,664	\$29.15	\$1,500	
042-109-002-00	305 ALLOUEZ ST	08/20/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$21,040	24.75	\$49,286	\$2,250	\$82,750	\$55,336	1.495	1,240	\$66.73	\$2,250	
042-115-009-00	316 SENECA ST	05/04/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$26,790	59.53	\$57,546	\$1,500	\$43,500	\$69,622	0.625	1,736	\$25.06	\$1,500	
<b>Totals:</b>			<b>\$1,463,682</b>			<b>\$1,463,682</b>	<b>\$472,128</b>		<b>\$1,389,659</b>		<b>\$1,397,386</b>	<b>\$1,605,935</b>			<b>\$43.39</b>		
								<b>Sale. Ratio =&gt;</b>	<b>32.26</b>			<b>E.C.F. =&gt;</b>	<b>0.870</b>	<b>Std. Deviation=&gt;</b>			
								<b>Std. Dev. =&gt;</b>	<b>26.68</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.868</b>	<b>Ave. Variance=&gt;</b>			

2024 ECF STUDY ~ RURAL LIVING

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.	Building Style	
002-010-015-00	30995 LINCOLN SCHOOL RD	07/19/21	\$320,000	QC	03-ARM'S LENGTH	\$320,000	\$117,889	36.84	\$246,569	\$64,792	\$255,208	\$187,399	1.362	2,128	\$119.93	RANCH	
002-059-010-50	58340 CALUMET WATERWORKS RD	12/06/21	\$250,700	WD	03-ARM'S LENGTH	\$250,700	\$58,944	23.51	\$185,911	\$27,088	\$223,612	\$163,735	1.366	4,000	\$55.90	RANCH	
002-069-013-00	56463 KOSKELA RD	12/17/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$136,856	44.87	\$287,538	\$42,900	\$262,100	\$252,204	1.039	1,624	\$161.39	1-STORY	
002-069-014-00	56499 KOSKELA RD	08/26/21	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$113,084	56.83	\$236,199	\$73,386	\$125,614	\$167,848	0.748	1,560	\$80.52	1-1/2 STORY	
002-080-006-00	21240 WAASA RD	08/23/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$96,268	46.96	\$205,160	\$60,815	\$144,185	\$149,645	0.964	1,944	\$74.17	MOBILE HOME	
002-081-001-60	54691 OIKARINEN RD	11/17/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$29,849	31.42	\$94,573	\$44,000	\$51,000	\$52,137	0.978	1,169	\$43.63	1-1/2 STORY	
<b>Totals:</b>			<b>\$1,374,700</b>			<b>\$1,374,700</b>	<b>\$552,890</b>		<b>\$1,255,950</b>		<b>\$1,061,719</b>	<b>\$972,968</b>			<b>\$89.26</b>		
								<b>Sale. Ratio =&gt;</b>	<b>40.22</b>			<b>E.C.F. =&gt;</b>	<b>1.091</b>				
								<b>Std. Dev. =&gt;</b>	<b>11.92</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.076</b>				

2024 ECF STUDY ~ SHORELINE (WITH HOUGHTON COUNTY)

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.
002-055-001-02	59337 N LAKESHORE DR	11/22/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$199,704	42.04	\$416,252	\$128,912	\$346,088	\$303,421	1.141	1,736	\$199.36
002-055-001-02	59337 N LAKESHORE DR	11/22/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$208,126	33.30	\$445,033	\$129,196	\$495,804	\$333,513	1.487	1,736	\$285.60
010-205-053-00	47026 SHERIDAN PL	06/30/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$255,174	48.15	\$564,308	\$87,324	\$442,676	\$432,442	1.024	1,792	\$247.03
007-113-020-00	57537 LAKESHORE DR	05/19/22	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$158,700	50.54	\$326,821	\$220,000	\$94,000	\$120,565	0.780	1,040	\$90.38
003-005-074-00	21981 CREAMERY RD	08/08/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$41,000	35.65	\$88,618	\$12,500	\$102,500	\$86,009	1.192	780	\$131.41
002-057-004-50	21023 FISHERMAN RD	11/18/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$100,477	28.71	\$211,442	\$22,871	\$327,129	\$199,125	1.643	1,248	\$262.12
<b>Totals:</b>			<b>\$2,409,000</b>			<b>\$2,409,000</b>	<b>\$963,181</b>		<b>\$2,052,474</b>		<b>\$1,808,197</b>	<b>\$1,475,076</b>			<b>\$202.65</b>
								<b>Sale. Ratio =&gt;</b>	<b>39.98</b>			<b>E.C.F. =&gt;</b>	<b>1.226</b>	<b>Std. Deviation=&gt;</b>	
								<b>Std. Dev. =&gt;</b>	<b>8.63</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.211</b>	<b>Ave. Variance=&gt;</b>	