

LAKE HURON BACK LOTS ECF ANALYSIS 2025 SALES FROM 4/1/2022-3/31/2024

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	Land Value	Land Table		
082-100-000-018-00	3712 CEDAR DR	08/25/23	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$76,200	34.87	\$199,382	\$29,888	\$188,612	\$176,556	1.068	1,750	\$107.78	403	1.2862	1 STORY	\$17,765	BACK LOT LK HURON		
082-100-000-021-00	3740 CEDAR DR	03/20/24	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$51,800	36.22	\$129,796	\$35,205	\$107,795	\$98,532	1.094	888	\$121.39	403	1.2862	1 STORY	\$26,054	BACK LOT LK HURON		
Totals:			\$361,500			\$361,500	\$128,000		\$329,178		\$296,407	\$275,089			\$114.58		0.3648					
								Sale. Ratio =>	35.41				E.C.F. =>	1.077	Std. Deviation=>		0.018189677					
								Std. Dev. =>	0.95				Ave. E.C.F. =>	1.081	Ave. Variance=>		1.2862	Coefficient of Var=>		1.1896689		

USE 1.077 ECF BACKLOTS