

410 LAKE HURON ECF ANALYSIS 2025 SALES FRPM 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	
080-013-200-025-00	2892 OLD SHORE RD	07/08/22	\$327,600	WD	03-ARM'S LENGTH	\$327,600	\$109,800	33.52	\$300,775	\$180,710	\$146,890	\$98,253	1.495	1,040	\$141.24	410	16.0686	1 STORY	\$170,831	
080-024-100-050-00	2392 N LAKE HURON SHORE DR	12/02/22	\$491,000	WD	03-ARM'S LENGTH	\$491,000	\$187,400	38.17	\$524,365	\$248,147	\$242,853	\$226,038	1.074	1,232	\$197.12	410	25.9942	1 STORY	\$239,269	
082-100-000-028-00	3737 N ROSEANN DR	07/24/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$147,600	38.84	\$331,726	\$52,929	\$327,071	\$228,148	1.434	1,748	\$187.11	410	9.9256	2 STORY	\$43,410	
Totals:			\$1,198,600			\$1,198,600	\$444,800		\$1,156,866		\$716,814	\$552,439			\$175.16		3.6789			
								Sale. Ratio =>	37.11				E.C.F. =>	1.298	Std. Deviation=>		0.227202			
								Std. Dev. =>	2.90				Ave. E.C.F. =>	1.334	Ave. Variance=>		17.3295	Coefficient of Var=>	12.9873657	

USE 1.298 410 LAKE HURON