

EVERGREEN BEACH & LAKE MI BACKLOT MID & LAKE MI BACKLOT SOUTH ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Si	Adj. Sale \$	Cur. Asmnt	Asd/Adj. \$	Si	Cur. Apprai	Land + Yarc	Bldg. Resid	Cost Man.	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Me	Building Sth	Use Code	Land Value	Appr. by Ec	Appr. Date	Other Parc	Land Table	Property Cl	Building	Depr.
07-007-005-00	2037 BROOKHILL DR	6/30/2020	829119	WD	03-ARM'S L	829119	387800	46.77254	775522	175216	653903	375191.3	1.742852	1881	347.6358	LMB	15.506	MULTI-STORY		166500	No	//		LAKE MICH	401	82		
07-420-140-00	2342 LAKESHORE DR	1/14/2021	590000	WD	03-ARM'S L	590000	295200	50.0339	590360	87701	502299	314161.9	1.598854	2088	240.5647	LMB	1.106157	MULTI-STORY		82179	No	//		LAKE MICH	401	75		
07-420-140-50	2348 LAKESHORE DR	10/12/2021	550000	WD	03-ARM'S L	550000	250500	45.54545	501050	66138	483862	271820	1.780082	1757	275.391	LMB	19.22899	MULTI-STORY		63567	No	//		LAKE MICH	401	72		
07-420-165-00	6931 RAVINE TRAIL	6/26/2020	925000	WD	03-ARM'S L	925000	510500	55.18919	1020922	155815	769185	540691.9	1.422594	2840	270.8398	LMB	16.51986	2 STORY		153000	No	//		LAKE MICH	401	90		
07-725-009-00	6964 LAKESHORE CT	9/11/2020	545000	WD	03-ARM'S L	545000	307800	56.47706	615519	66253	478747	343291.3	1.39458	2972	161.0858	LMB	19.32128	MULTI-STORY		57300	No	//		RESORT PL	401	65		
Totals:		3439119				3439119	1751800		3503373		2887996	1845156			259.1034		2.261559											
						Sale. Ratio		50.93746			E.C.F. =>		1.565177	Std. Deviat		0.177315												
						Std. Dev. =:		4.896723			Ave. E.C.F.		1.587793	Ave. Varian		14.33646	Coefficient		9.029175									

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07-005-035-00	2375 LAKESHORE DR	9/7/2021	376000	WD	03-ARM'S L	376000	215200	57.23404	430415	110700	265300	199821.9	1.327682	2618	101.3369	LMB	23.43171	COTTAGE		110700	No	//		LAKE MICH	401	58		
07-008-039-00	6998 WEDGEWOOD WAY	9/8/2021	170000	WD	03-ARM'S L	170000	86200	50.70588	172418	73800	96200	61636.25	1.56077	720	133.6111	LMB	0.122973	COTTAGE		73800	No	//		LAKE MICH	401	62		
07-008-054-00	2119 70TH ST	6/12/2020	330000	WD	03-ARM'S L	330000	175400	53.15152	350850	89100	240900	163593.8	1.47255	1192	202.0973	LMB	8.944942	RANCH		89100	No	//		LAKE MICH	401	67		
07-420-013-00	2308 LAKESHORE DR	11/16/2020	350000	WD	03-ARM'S L	350000	167000	47.71429	333933	138447	211553	122178.8	1.731504	1380	153.2993	LMB	16.95045	COTTAGE		137500	No	//		LAKE MICH	401	60		
07-420-142-00	2346 LAKESHORE DR	11/6/2020	499000	WD	03-ARM'S L	499000	262400	52.58517	524821	63567	435433	288283.8	1.510432	2376	183.263	LMB	5.156757	COTTAGE		63567	No	//		LAKE MICH	401	71		
07-750-001-00	1448 71ST ST	11/16/2020	399000	WD	03-ARM'S L	399000	194100	48.64662	388119	75000	324000	190926.2	1.696991	2567	126.2174	LMB3	13.4991	COTTAGE		75000	No	//		LAKE MICH	401	63		
07-750-075-00	7137 CHARLES ST	9/10/2020	319000	WD	03-ARM'S L	319000	158600	49.71787	317103	98651	220349	134846.9	1.634068	1536	143.4564	LMB3	7.206833	COTTAGE		97200	No	//	07-750-073	LAKE MICH	401	62		
Totals:		2443000				2443000	1258900		2517659		1793735	1161288			149.0402		1.739068											
						Sale. Ratio		51.5309			E.C.F. =>		1.544609	Std. Deviat		0.140068												
						Std. Dev. =:		3.239989			Ave. E.C.F.		1.562	Ave. Varian		10.75897	Coefficient		6.887944									

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07-005-035-00	2375 LAKESHORE DR	9/7/2021	376000	WD	03-ARM'S L	376000	215200	57.23404	430415	110700	265300	199821.9	1.327682	2618	101.3369	LMB	26.26997	COTTAGE		110700	No	//		LAKE MICH	401	58		
07-007-005-00	2037 BROOKHILL DR	6/30/2020	829119	WD	03-ARM'S L	829119	387800	46.77254	775522	175216	653903	375191.3	1.742852	1881	347.6358	LMB	15.24703	MULTI-STORY		166500	No	//		LAKE MICH	401	82		
07-008-039-00	6998 WEDGEWOOD WAY	9/8/2021	170000	WD	03-ARM'S L	170000	86200	50.70588	172418	73800	96200	61636.25	1.56077	720	133.6111	LMB	2.961235	COTTAGE		73800	No	//		LAKE MICH	401	62		
07-008-054-00	2119 70TH ST	6/12/2020	330000	WD	03-ARM'S L	330000	175400	53.15152	350850	89100	240900	163593.8	1.47255	1192	202.0973	LMB	11.7832	RANCH		89100	No	//		LAKE MICH	401	67		
07-420-013-00	2308 LAKESHORE DR	11/16/2020	350000	WD	03-ARM'S L	350000	167000	47.71429	333933	138447	211553	122178.8	1.731504	1380	153.2993	LMB	14.11219	COTTAGE		137500	No	//		LAKE MICH	401	60		
07-420-081-02	2363 LAKESHORE DR	3/2/2022	762263	WD	03-ARM'S L	762263	348400	45.70601	696864	178875	583388	323743.1	1.802009	1614	361.4548	LMB	21.16267	RANCH		177375	No	//		LAKE MICH	401	95		
07-420-140-00	2342 LAKESHORE DR	1/14/2021	590000	WD	03-ARM'S L	590000	295200	50.0339	590360	87701	502299	314161.9	1.598854	2088	240.5647	LMB	0.84719	MULTI-STORY		82179	No	//		LAKE MICH	401	75		
07-420-140-50	2348 LAKESHORE DR	10/12/2021	550000	WD	03-ARM'S L	550000	250500	45.54545	501050	66138	483862	271820	1.780082	1757	275.391	LMB	18.97002	MULTI-STORY		63567	No	//		LAKE MICH	401	72		
07-420-142-00	2346 LAKESHORE DR	11/6/2020	499000	WD	03-ARM'S L	499000	262400	52.58517	524821	63567	435433	288283.8	1.510432	2376	183.263	LMB	7.99502	COTTAGE		63567	No	//		LAKE MICH	401	71		
07-420-165-00	6931 RAVINE TRAIL	6/26/2020	925000	WD	03-ARM'S L	925000	510500	55.18919	1020922	155815	769185	540691.9	1.422594	2840	270.8398	LMB	16.77882	2 STORY		153000	No	//		LAKE MICH	401	90		
07-725-009-00	6964 LAKESHORE CT	9/11/2020	545000	WD	03-ARM'S L	545000	307800	56.47706	615519	66253	478747	343291.3	1.39458	2972	161.0858	LMB	19.58025	MULTI-STORY		57300	No	//		RESORT PL	401	65		
07-750-001-00	1448 71ST ST	11/16/2020	399000	WD	03-ARM'S L	399000	194100	48.64662	388119	75000	324000	190926.2	1.696991	2567	126.2174	LMB3	10.66084	COTTAGE		75000	No	//		LAKE MICH	401	63		
07-750-075-00	7137 CHARLES ST	9/10/2020	319000	WD	03-ARM'S L	319000	158600	49.71787	317103	98651	220349	134846.9	1.634068	1536	143.4564	LMB3	4.36857	COTTAGE		97200	No	//	07-750-073	LAKE MICH	401	62		
Totals:		6644382				6644382	3359100		6717896		5265119	3330187			207.7118		0.93541											
						Sale. Ratio		50.55549			E.C.F. =>		1.581028	Std. Deviat		0.156508												
						Std. Dev. =:		3.950181			Ave. E.C.F.		1.590382	Ave. Varian		13.13362	Coefficient		8.258151									