

2025 Assessment Roll
Residential lakefrontage E.C.F.
 Sales Study From 4/1/2022-3/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table
006-057-006-00	128 PINE POINT DRIVE	07/15/22	\$255,000	WD	03-ARM'S I	\$255,000	\$86,400	33.88	\$259,896	\$40,712	\$214,288	\$163,083	1.314	CHICAGON/MARY
006-271-006-00	112 KENSINGTON DRIVE	10/13/22	\$220,000	WD	03-ARM'S I	\$220,000	\$67,000	30.45	\$194,513	\$32,434	\$187,566	\$120,594	1.555	LAKES/GROUPED
006-272-018-00	103 ELVIRA DRIVE	07/19/22	\$220,000	WD	03-ARM'S I	\$220,000	\$77,600	35.27	\$213,590	\$87,270	\$132,730	\$93,988	1.412	ARMSTRONG/BUCK/INDIAN/STAGER
006-410-013-00	188 RYSBERG ROAD	07/01/22	\$145,000	WD	03-ARM'S I	\$145,000	\$53,400	36.83	\$152,824	\$44,119	\$100,881	\$80,882	1.247	ARMSTRONG/BUCK/INDIAN/STAGER
Totals:			\$840,000			\$840,000	\$284,400		\$820,823		\$635,465	\$458,548		
								Sale. Ratio =>	33.53			E.C.F. =>	1.386	
								Std. Dev. =>	6.35			Ave. E.C.F. =>	1.572	