

RESIDENTIAL ECF ANALYSIS FOR 2025

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	Building Style
On Lake Properties 12 - 18																	
13-012-018-00	3396 PORT AUSTIN	11/17/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$141,600	28.61	\$396,387	\$239,189	\$255,811	\$134,587	1.901	1,342	\$190.62		OLP12 COTTAGE
13-015-130-00	4368 PORT AUSTIN	05/15/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$184,700	40.15	\$464,936	\$305,976	\$154,024	\$163,876	0.940	1,148	\$134.17		OLP15 RANCH
13-016-003-00	4488 PORT AUSTIN	08/22/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$164,200	32.84	\$372,742	\$230,419	\$269,581	\$121,852	2.212	994	\$271.21		OLP16 COTTAGE
13-016-005-00	4494 PORT AUSTIN	06/30/22	\$537,000	WD	03-ARM'S LENGTH	\$537,000	\$125,500	23.37	\$442,818	\$235,761	\$301,239	\$177,275	1.699	1,040	\$289.65		OLP16 COTTAGE
13-016-259-00	4644 PORT AUSTIN	09/03/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$156,900	29.06	\$487,996	\$339,381	\$200,619	\$127,239	1.577	1,119	\$179.28		OLP16 COTTAGE
										\$1,181,274	\$724,829		1.630 Cottages				
13-012-018-00	3396 PORT AUSTIN	11/17/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$141,600	28.61	\$396,387	\$239,189	\$255,811	\$134,587	1.901	1,342	\$190.62		OLP12 COTTAGE
13-015-016-00	4110 PORT AUSTIN	05/23/23	\$612,500	WD	03-ARM'S LENGTH	\$612,500	\$221,600	36.18	\$590,813	\$390,363	\$222,137	\$206,649	1.075	2,026	\$109.64		OLP15 RANCH
13-015-130-00	4368 PORT AUSTIN	05/15/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$184,700	40.15	\$464,936	\$305,976	\$154,024	\$163,876	0.940	1,148	\$134.17		OLP15 RANCH
13-015-134-00	4352 PORT AUSTIN	08/03/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$186,200	41.38	\$472,663	\$319,321	\$130,679	\$158,085	0.827	1,759	\$74.29		OLP15 RANCH
13-015-278-00	4472 PORT AUSTIN	08/30/23	\$649,000	WD	03-ARM'S LENGTH	\$649,000	\$303,100	46.70	\$724,569	\$352,109	\$296,891	\$383,979	0.773	1,824	\$162.77		OLP15 CAPE
13-017-010-00	4970 PORT AUSTIN	02/23/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$192,900	32.42	\$520,147	\$315,027	\$279,973	\$211,464	1.324	1,105	\$253.37		OLP17 RANCH
13-018-004-50	5242 PORT AUSTIN	07/28/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$361,300	40.14	\$898,359	\$449,520	\$450,480	\$462,721	0.974	2,196	\$205.14		OLP18 CHALET
										\$1,789,995	\$1,721,362		1.040 Homes				
Late Sales for reference only																	
13-015-135-00	4348 PORT AUSTIN	10/17/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$224,200	35.31	\$459,626	\$280,228	\$354,772	\$184,946	1.918	1,078	\$329.10		OLP15 CHALET
13-016-225-00	4636 PORT AUSTIN	06/25/24	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$235,500	32.71	\$565,228	\$291,959	\$428,041	\$281,721	1.519	2,087	\$205.10		OLP16 CAPE
13-017-079-00	5184 PORT AUSTIN	11/05/24	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$387,500	35.23	\$945,141	\$521,342	\$578,658	\$436,906	1.324	2,101	\$275.42		OLP17 BUNGALOW
13-018-001-10	5226 PORT AUSTIN	10/29/24	\$850,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$850,000	\$321,700	37.85	\$863,340	\$584,629	\$265,371	\$287,331	0.924	2,301	\$115.33		OLP18 BI/TRI LEVEL
						\$3,305,000	\$1,168,900	35.37									
Properties on M-25 South side 12-18																	
13-012-051-00	3409 PORT AUSTIN	08/30/23	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$81,000	33.82	\$175,734	\$37,094	\$202,406	\$118,699	1.705	1,008	\$200.80		M2512 COTTAGE
13-014-014-50	3797 PORT AUSTIN	04/04/24	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$126,700	40.54	\$277,526	\$131,166	\$181,334	\$125,308	1.447	1,086	\$166.97		M2514 COTTAGE
13-014-150-20	3939 PORT AUSTIN	06/30/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$72,500	28.77	\$242,267	\$77,274	\$174,726	\$141,261	1.237	768	\$227.51		M2514 COTTAGE
13-015-049-00	4161 PORT AUSTIN	04/28/23	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$91,500	51.55	\$197,126	\$52,784	\$124,716	\$157,407	0.792	1,040	\$119.92		M2515 RANCH
13-016-106-00	4611 PORT AUSTIN	04/04/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$72,600	26.89	\$227,941	\$49,174	\$220,826	\$153,054	1.443	894	\$247.01		M2516 COTTAGE
13-016-230-00	4635 PORT AUSTIN	11/03/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$68,700	28.04	\$210,343	\$38,755	\$206,245	\$146,908	1.404	1,344	\$153.46		M2516 COTTAGE
13-018-085-00	5371 PORT AUSTIN	05/11/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$65,500	28.48	\$175,244	\$43,723	\$186,277	\$112,604	1.654	875	\$212.89		M2518 COTTAGE
											\$1,296,530	\$955,240	1.357 Cottage	S. 14, 15, 16, 17			
13-014-287-00	4055 PORT AUSTIN	08/25/23	\$449,500	WD	03-ARM'S LENGTH	\$449,500	\$226,600	50.41	\$450,735	\$52,264	\$397,236	\$410,795	0.967	2,184	\$181.88		M2514 2 STORY
13-014-169-50	3965 PORT AUSTIN	08/01/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$108,400	27.10	\$330,165	\$41,985	\$358,015	\$297,093	1.205	1,560	\$229.50		M2514 CHALET
13-015-049-00	4161 PORT AUSTIN	04/28/23	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$91,500	51.55	\$197,126	\$52,784	\$124,716	\$157,407	0.792	1,040	\$119.92		M2515 RANCH
13-015-167-00	6670 QUARRY	06/14/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$207,500	55.33	\$403,309	\$46,234	\$328,766	\$389,395	0.844	3,416	\$96.24		M2515 RANCH
13-016-098-00	6649 VANS ROAD	06/26/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$108,300	29.27	\$262,305	\$60,994	\$309,006	\$216,696	1.426	1,424	\$217.00		M2516 2 STORY
13-016-230-00	4635 PORT AUSTIN	11/03/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$68,700	28.04	\$210,343	\$38,755	\$206,245	\$146,908	1.404	1,344	\$153.46		M2516 COTTAGE
13-013-018-00	3701 PORT AUSTIN	08/26/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$117,800	40.62	\$319,803	\$141,190	\$148,810	\$184,137	0.808	1,450	\$102.63		MLL13 RANCH
13-013-005-00	3745 PORT AUSTIN	04/29/24	\$623,000	WD	03-ARM'S LENGTH	\$623,000	\$342,900	55.04	\$715,556	\$175,382	\$447,618	\$556,880	0.804	2,023	\$221.26		MLL13 CONTEMPORARY
											\$2,320,412	\$2,359,311	0.984 Homes	S. 14, 15,16, 17, Co-Ops & Parkside			
13-012-051-00	3409 PORT AUSTIN	08/30/23	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$81,000	33.82	\$175,734	\$37,094	\$202,406	\$118,699	1.705	1,008	\$200.80		M2512 COTTAGE
13-014-014-50	3797 PORT AUSTIN	04/04/24	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$126,700	40.54	\$277,526	\$131,166	\$181,334	\$125,308	1.447	1,086	\$166.97		M2514 COTTAGE
13-014-150-20	3939 PORT AUSTIN	06/30/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$72,500	28.77	\$242,267	\$77,274	\$174,726	\$141,261	1.237	768	\$227.51		M2514 COTTAGE
13-016-106-00	4611 PORT AUSTIN	04/04/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$72,600	26.89	\$227,941	\$49,174	\$220,826	\$153,054	1.443	894	\$247.01		M2516 COTTAGE
13-016-230-00	4635 PORT AUSTIN	11/03/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$68,700	28.04	\$210,343	\$38,755	\$206,245	\$146,908	1.404	1,344	\$153.46		M2516 COTTAGE
13-018-085-00	5371 PORT AUSTIN	05/11/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$65,500	28.48	\$175,244	\$43,723	\$186,277	\$112,604	1.654	875	\$212.89		M2518 COTTAGE
											\$1,171,814	\$797,833	1.469 Cottage	S. 12, 13 & 18			
13-012-051-00	3409 PORT AUSTIN	08/30/23	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$81,000	33.82	\$175,734	\$37,094	\$202,406	\$118,699	1.705	1,008	\$200.80		M2512 COTTAGE
13-014-287-00	4055 PORT AUSTIN	08/25/23	\$449,500	WD	03-ARM'S LENGTH	\$449,500	\$226,600	50.41	\$450,735	\$52,264	\$397,236	\$410,795	0.967	2,184	\$181.88		M2514 2 STORY
13-014-169-50	3965 PORT AUSTIN	08/01/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$108,400	27.10	\$330,165	\$41,985	\$358,015	\$297,093	1.205	1,560	\$229.50		M2514 CHALET
13-015-049-00	4161 PORT AUSTIN	04/28/23	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$91,500	51.55	\$197,126	\$52,784	\$124,716	\$157,407	0.792	1,040	\$119.92		M2515 RANCH
13-015-167-00	6670 QUARRY	06/14/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$207,500	55.33	\$403,309	\$46,234	\$328,766	\$389,395	0.844	3,416	\$96.24		M2515 RANCH
13-016-098-00	6649 VANS ROAD	06/26/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$108,300	29.27	\$262,305	\$60,994	\$309,006	\$216,696	1.426	1,424	\$217.00		M2516 2 STORY
13-016-230-00	4635 PORT AUSTIN	11/03/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$68,700	28.04	\$210,343	\$38,755	\$206,245	\$146,908	1.404	1,344	\$153.46		M2516 COTTAGE
13-013-018-00	3701 PORT AUSTIN	08/26/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$117,800	40.62	\$319,803	\$141,190	\$148,810	\$184,137	0.808	1,450	\$102.63		MLL13 RANCH
13-013-005-00	3745 PORT AUSTIN	04/29/24	\$623,000	WD	03-ARM'S LENGTH	\$623,000	\$342,900	55.04	\$715,556	\$175,382	\$447,618	\$556,880	0.804	2,023	\$221.26		MLL13 CONTEMPORARY
13-018-085-00	5371 PORT AUSTIN	05/11/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$65,500	28.48	\$175,244	\$43,723	\$186,277	\$112,604	1.654	875	\$212.89		M2518 COTTAGE
											\$2,709,095	\$2,590,613	1.046 Homes	S. 12, 13 & 18			

RESIDENTIAL ECF ANALYSIS FOR 2025

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	Building Style
Subdivisions:																	
13-014-038-00	6846 HILLTOP	06/30/21	\$175,000	WD	03-ARM'S LENGTH	\$167,000	\$39,000	23.35	\$153,801	\$38,866	\$128,134	\$98,403	1.302	720	\$177.96	HTH14	COTTAGE
13-014-300-00	6678 JAMES	04/08/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$100,500	45.68	\$195,514	\$37,200	\$182,800	\$135,543	1.349	960	\$190.42	SOS14	COTTAGE
13-018-048-00	5349 INDIAN TRAIL	06/16/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$38,800	29.85	\$114,470	\$27,911	\$102,089	\$74,109	1.378	620	\$164.66	FWS18	COTTAGE
13-018-088-00	5409 INDIAN TRAIL	06/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$78,200	43.44	\$184,826	\$25,751	\$154,249	\$136,194	1.133	1,316	\$117.21	FWS18	COTTAGE
13-014-228-00	6695 BLAKE	11/10/23	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$94,200	41.05	\$224,046	\$24,568	\$204,932	\$170,786	1.200	1,352	\$151.58	RLH14	COTTAGE
13-015-095-00	4073 ARBUTUS	06/23/23	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$22,500	26.79	\$66,292	\$23,300	\$60,700	\$47,610	1.275	942	\$64.44	SLS15	RANCH / Cottage
											\$832,904	\$662,645	1.257 Cottages	Majority of Subdivision Cottages unless so noted			
13-013-137-00	3550 SAND	11/09/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$38,700	25.80	\$108,793	\$23,147	\$126,853	\$138,362	0.917	1,151	\$110.21	GIL13	RANCH
13-014-016-00	6703 MORRISON	04/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,900	35.56	\$224,044	\$13,729	\$236,271	\$229,351	1.030	1,152	\$205.10	SSB14	RANCH
13-016-251-20	6590 SYLVA BEACH	11/04/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$13,400	29.78	\$44,604	\$31,493	\$13,507	\$18,892	0.715	0	#DIV/0!	SBS16	RANCH
13-016-024-40	4497 SAND	12/01/22	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$45,000	28.94	\$132,552	\$29,314	\$126,186	\$148,758	0.848	1,053	\$119.83	SHB16	RANCH
13-015-163-00	4424 SAND	01/12/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$64,800	31.61	\$189,664	\$52,281	\$152,719	\$197,958	0.771	1,776	\$85.99	SQS15	BI/TRI LEVEL
											\$655,536	\$733,321	0.894	Sunshine Bch			
Late Sales for reference only																	
13-015-295-50	4075 CAPTAINS	09/19/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$97,200	32.95	\$233,216	\$50,716	\$244,284	\$262,968	0.929	2,064	\$118.35	DWV15	MANUFACTURED
13-015-296-00	6645 JAMES	11/14/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$117,400	42.69	\$267,401	\$19,635	\$255,365	\$357,012	0.715	2,170	\$117.68	DWV15	MODULAR
13-015-295-50	4075 CAPTAINS	09/19/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$97,200	32.95	\$233,216	\$50,716	\$244,284	\$262,968	0.929	2,064	\$118.35	DWV15	MANUFACTURED
											\$743,933	\$882,948	0.843		Late sales DWV		
Subdivisions with Easements:																	
13-014-198-50	6706 BLAKE	03/28/23	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$163,300	50.87	\$420,388	\$59,237	\$261,763	\$401,279	0.652	2,410	\$108.62	RLH14	CAPE
13-014-200-00	6694 BLAKE	09/18/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$140,000	39.89	\$331,749	\$42,909	\$308,091	\$320,933	0.960	2,569	\$119.93	RLH14	CAPE
13-014-245-00	6700 OSBOURN	06/27/22	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$98,500	41.21	\$244,824	\$38,797	\$200,203	\$228,919	0.875	1,592	\$125.76	RLH14	RANCH
13-014-228-00	6695 BLAKE	11/10/23	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$94,200	41.05	\$224,046	\$24,568	\$204,932	\$170,786	1.200	1,352	\$151.58	RLH14	COTTAGE
											\$974,989	\$1,121,917	0.869 RLH				
13-018-113-00	6607 MYRTELLE	05/04/23	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$131,000	48.16	\$276,407	\$34,098	\$237,902	\$269,232	0.884	1,396	\$170.42	FWS18	CAPE
13-019-034-47	5395 SYLVA	03/28/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$0	0.00	\$530,814	\$72,000	\$458,000	\$509,793	0.898	1,790	\$255.87	M&BFW	CONTEMPORARY
13-019-003-00	6590 FOSTER	04/26/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$64,100	37.71	\$200,197	\$26,629	\$143,371	\$148,603	0.965	1,224	\$117.13	FW319	COTTAGE or Ranch
13-014-245-00	6700 OSBOURN	06/27/22	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$98,500	41.21	\$244,824	\$38,797	\$200,203	\$228,919	0.875	1,592	\$125.76	RLH14	RANCH
13-015-163-00	4424 SAND	01/12/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$64,800	31.61	\$189,664	\$52,281	\$152,719	\$197,958	0.771	1,776	\$85.99	SQS15	BI/TRI LEVEL
											\$1,192,195	\$1,354,505	0.880 FWS Hilltop	MarLouWill Stevens	M & B w/Lake access		
13-012-036-00	3376 PINE	04/08/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,700	42.24	\$139,107	\$24,987	\$140,013	\$124,449	1.125	768	\$182.31	OBH12	RANCH
13-012-063-00	7067 A DRIVE	06/29/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$30,400	27.14	\$105,936	\$23,037	\$88,963	\$70,975	1.253	616	\$144.42	OBH12	COTTAGE
13-012-063-00	7067 A DRIVE	08/07/24	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$48,100	26.87	\$105,936	\$23,037	\$155,963	\$70,975	2.197	616	\$253.19	OBH12	COTTAGE
13-012-090-10	3440 PINE	03/07/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$34,000	23.45	\$129,950	\$34,550	\$110,450	\$104,035	1.062	1,424	\$77.56	OBH12	RANCH
											\$495,389	\$370,435	1.337 OBH	Cottages			
13-012-036-00	3376 PINE	04/08/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,700	42.24	\$139,107	\$24,987	\$140,013	\$124,449	1.125	768	\$182.31	OBH12	RANCH
13-012-090-10	3440 PINE	03/07/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$34,000	23.45	\$129,950	\$34,550	\$110,450	\$104,035	1.062	1,424	\$77.56	OBH12	RANCH
											\$250,463	\$228,484	1.096 OBH	Homes			
13-014-109-50	3939 MC BRIDE	08/25/22	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$70,000	42.42	\$250,432	\$26,335	\$138,665	\$191,864	0.723	1,131	\$122.60	MCB14	COTTAGE
13-016-129-10	4575 TRAIL	05/30/23	\$188,520	WD	03-ARM'S LENGTH	\$188,520	\$60,900	32.30	\$175,224	\$32,220	\$156,300	\$122,435	1.277	1,448	\$107.94	PBS16	COTTAGE
13-016-171-00	4565 MARYS	09/16/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$37,000	24.67	\$120,958	\$27,729	\$122,271	\$79,819	1.532	713	\$171.49	PS216	COTTAGE
13-016-171-50	4565 MARYS	09/16/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$7,900	5.27	\$138,232	\$46,134	\$103,866	\$78,851	1.317	713	\$145.67	PS216	COTTAGE
											\$521,102	\$472,969	1.102 Cottages	Philp Beach, McBrides, Johnson Park whippoorwill			