

Watefront ECF 2026

Inland Lakes ECF -USED FOR INLAND LAKE ECF & MCDONALD LAKE ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Value	Other Parcels in Sale	Class	Waterfront Name
006-005-026-00	1936 BROWN CT	09/08/23	\$78,000	\$78,000	\$35,500	45.51	\$93,177	\$35,443	\$42,557	\$64,363	0.661	0.00	\$35,443	005-025-00	401	MCDONALD
006-005-029-00		09/08/25	\$250,000	\$250,000	\$61,300	24.52	\$132,812	\$27,819	\$222,181	\$108,464	2.048	0.00	\$27,819		401	MCDONALD
006-201-008-10		10/15/24	\$140,000	\$136,000	\$42,500	31.25	\$143,463	\$94,717	\$41,283	\$64,061	0.644	0.00	\$90,000		401	TEE LAKE
006-204-011-00	1335 W CHIP LA	03/14/23	\$317,000	\$315,000	\$83,600	26.54	\$335,986	\$119,875	\$195,125	\$284,010	0.687	0.00	\$103,400		401	CHIP LAKE
006-204-011-40	1397 N CHIP LA	08/07/25	\$278,700	\$278,700	\$89,900	32.26	\$195,672	\$72,054	\$206,646	\$162,457	1.272	0.00	\$66,000		401	CHIP LAKE
006-215-012-00	1179 W ANN DR	04/22/22	\$235,000	\$235,000	\$72,700	30.94	\$280,260	\$77,257	\$157,743	\$209,714	0.752	0.00	\$74,250		401	LAKE ANNE LOUISE
006-216-001-30	4651 STATE HWY	09/26/25	\$131,000	\$131,000	\$50,200	38.32	\$110,370	\$73,151	\$57,849	\$48,913	1.183	0.00	\$70,000		401	LAKE ANNE LOUISE
006-216-013-00	1229 W ANN DR	05/30/24	\$125,000	\$124,000	\$59,500	47.98	\$136,012	\$56,055	\$67,945	\$105,078	0.647	0.00	\$55,000		401	LAKE ANNE LOUISE
Totals:			\$1,554,700	\$1,547,700	\$495,200		\$1,427,752		\$991,329	\$1,047,061						
						Sale. Ratio ==>	34.00				E.C.F. ==>	0.947				
						Std. Dev. ==>	9.30									

Lake Michigan ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Value	Other Parcels in Sale	Property Class	Waterfront Name
006-021-015-00	1439 HARVEY GR	06/16/25	\$280,000	\$280,000	\$130,100	46.46	\$262,207	\$195,168	\$84,832	\$69,255	1.225	0.00	\$195,168	021-016-00	401	LAKE MICHIGAN
006-022-007-00	737 S CO RD 431	07/23/24	\$662,500	\$642,500	\$117,800	18.33	\$508,345	\$180,669	\$461,831	\$338,508	1.364	0.00	\$173,880		401	LAKE MICHIGAN
Totals:			\$942,500	\$922,500	\$247,900		\$770,552		\$546,663	\$407,763						
						Sale. Ratio ==>	26.87				E.C.F. ==>	1.341				
						Std. Dev. ==>	19.89				Ave. E.C.F. ==>	1.295				