

2024 ECF
Addison Village

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	isd. when Sol.	and + Yard	ldg. Residue	Cost Man. \$	E.C.F.	ECF Area
WD1-000-3051	118 N TALBOT	05/26/21	WD	03-ARM'S LENG	\$165,000	\$35,300	\$10,493	\$154,507	\$151,375	1.021	005
WD1-000-6024	216 WALNUT S	08/18/21	WD	03-ARM'S LENG	\$90,000	\$42,700	\$10,759	\$79,241	\$147,220	0.538	005
WD1-000-6025	202 WALNUT S	09/06/22	QC	03-ARM'S LENG	\$55,000	\$24,000	\$7,481	\$47,519	\$69,444	0.684	005
WD1-131-3860	326 W MAIN S	02/08/23	WD	03-ARM'S LENG	\$160,000	\$54,100	\$9,614	\$150,386	\$161,424	0.932	005
WD1-131-4590	215 RAILROAD	09/09/22	WD	03-ARM'S LENG	\$165,000	\$52,400	\$7,645	\$157,355	\$195,920	0.803	005
WD1-131-4630	117 MILL ST	07/20/21	WD	03-ARM'S LENG	\$155,000	\$77,800	\$13,281	\$141,719	\$282,326	0.502	005
WD1-131-4635	248 W MAIN S	09/19/22	WD	03-ARM'S LENG	\$186,000	\$69,000	\$15,112	\$170,888	\$205,369	0.832	005
WD1-131-4910	331 N STEER ST	08/31/21	WD	03-ARM'S LENG	\$90,000	\$30,300	\$13,179	\$76,821	\$92,954	0.826	005
WD1-131-4910	331 N STEER ST	11/04/22	WD	03-ARM'S LENG	\$120,000	\$34,700	\$13,179	\$106,821	\$92,954	1.149	005
Totals:					\$1,186,000	\$420,300		#####	#####		
						Sale. Ratio =>		E.C.F. =>	0.776	0.212005	
						Std. Dev. =>		Ave. E.C.F. =	0.810	#REF!	

2024 ECF
Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ur. Appraise	Land + Yard	Hdg. Residue	Cost Man. \$	E.C.F.	ECF Area	Land Value	Land Table	Building Dep	
WDO-125-1780-8788	PARKER HWY	10/14/22	\$595,000	WD	03-ARM'S LENG	\$595,000	\$630,890	\$296,251	\$298,749	\$299,952	0.996	101	\$296,251	AGRICULTURAL	67	
WDO-129-4600-8311	HEROLD HWY	11/04/21	\$525,000	WD	03-ARM'S LENG	\$525,000	\$482,927	\$197,972	\$327,028	\$263,269	1.242	101	\$195,650	AGRICULTURAL	67	
Totals:			\$1,120,000			\$1,120,000	#####		\$625,777	\$563,221						
											E.C.F. =>	1.111	0.174084			
											Ave. E.C.F. =	1.119	#REF!			

2024 ECF
Cement City

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.
WD4-010-0410-	320 POTTER AVE	09/13/21	\$144,900	WD	03-ARM'S LENG	\$144,900	\$33,100	\$102,574	\$14,538	\$130,362	\$128,708	1.013
WD4-010-0600-	327 PERRIN AVE	12/02/21	\$62,000	WD	03-ARM'S LENG	\$62,000	\$33,500	\$79,743	\$14,048	\$47,952	\$96,045	0.499
WD4-010-1530-	319 PENINSULAR AVE	06/21/21	\$63,000	WD	03-ARM'S LENG	\$63,000	\$28,100	\$67,910	\$14,182	\$48,818	\$78,550	0.621
WD4-010-1581-	228 PARKER AVE	04/24/21	\$90,000	OTH	03-ARM'S LENG	\$90,000	\$36,300	\$88,934	\$17,562	\$72,438	\$104,527	0.693
WD4-010-1720-	120 PARKER AVE	06/22/22	\$120,000	WD	03-ARM'S LENG	\$120,000	\$42,700	\$107,252	\$20,424	\$99,576	\$126,942	0.784
WD4-010-1750-	106 PARKER AVE	05/25/22	\$145,000	WD	03-ARM'S LENG	\$145,000	\$47,100	\$135,403	\$16,648	\$128,352	\$176,636	0.727
WD4-104-1020-	100 JACKSON ST	09/01/22	\$75,000	LC	03-ARM'S LENG	\$75,000	\$25,500	\$70,874	\$44,431	\$30,569	\$45,693	0.669
WD4-104-1070-	117 WOODSTOCK ST	07/16/21	\$101,000	WD	03-ARM'S LENG	\$101,000	\$46,900	\$121,904	\$31,996	\$69,004	\$131,444	0.525
WD4-104-1610-	421 WOODSTOCK ST	05/06/22	\$235,000	WD	03-ARM'S LENG	\$235,000	\$102,300	\$244,813	\$61,573	\$173,427	\$267,997	0.647
WD4-105-2320-	142 WOODSTOCK ST	07/06/21	\$120,000	WD	03-ARM'S LENG	\$120,000	\$43,000	\$113,222	\$29,217	\$90,783	\$122,814	0.739
WD4-105-2325-	202 WOODSTOCK ST	12/17/21	\$145,000	WD	03-ARM'S LENG	\$145,000	\$43,500	\$107,175	\$19,553	\$125,447	\$128,102	0.979
WD4-105-2525-	420 WOODSTOCK ST	10/12/22	\$120,000	PTA	03-ARM'S LENG	\$120,000	\$34,600	\$81,383	\$20,424	\$99,576	\$89,121	1.117
WD4-475-0160-	405 PARKER AVE	05/24/22	\$131,000	WD	03-ARM'S LENG	\$131,000	\$40,300	\$116,047	\$12,970	\$118,030	\$150,697	0.783
WD4-475-0420-	402 POTTER AVE	10/31/22	\$120,000	WD	03-ARM'S LENG	\$120,000	\$45,200	\$97,279	\$17,867	\$102,133	\$116,099	0.880
Totals:			\$1,671,900			\$1,671,900	\$602,100	\$1,534,513		#####	\$1,763,376	
											Sale. Ratio =>	0.758
											Std. Dev. =>	0.763

2024 ECF
Commercial

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Value
WD0-555-0050-	6421 W US-223	01/05/22	WD	03-ARM'S LENG	\$175,000	\$90,000	51.43	\$178,231	\$72,000	\$103,000	\$164,026	0.628	201	\$38,598
WD1-000-3032-	106 N TALBOT ST	08/31/21	WD	03-ARM'S LENG	\$150,000	\$65,900	43.93	\$133,432	\$8,000	\$142,000	\$178,528	0.795	201	\$4,356
Totals:					\$325,000	\$155,900		\$311,663		\$245,000	\$342,555			
							Sale. Ratio =>	47.97				E.C.F. =>	0.715	0.118400579
							Std. Dev. =>	5.30				Ave. E.C.F. =>	0.712	#REF!

2024 ECF
Devils Lake Front Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	ldg. Residue	Cost	Man. \$	E.C.F.	ECF Area	
WD0-127-4460	6226 QUIET COVE	10/21/22	\$520,000	WD	03-ARM'S LENG	\$520,000	\$581,392	\$346,451	\$173,549	\$176,011		0.986	003	
WD0-135-3100	4020 ROUND LAKE H	06/04/21	\$900,000	WD	03-ARM'S LENG	\$900,000	\$938,118	\$746,719	\$153,281	\$137,204		1.117	003	
WD0-465-0490	7134 WALNUT HILL	09/15/22	\$535,000	WD	03-ARM'S LENG	\$535,000	\$585,268	\$177,914	\$357,086	\$310,483		1.150	003	
WD0-515-0283	7790 CLARK'S COVE	09/15/21	\$425,000	WD	03-ARM'S LENG	\$425,000	\$410,798	\$242,366	\$182,634	\$128,378		1.423	003	
WD0-515-0284	7788 CLARK'S COVE	10/01/21	\$1,100,000	WD	03-ARM'S LENG	\$1,100,000	\$886,597	\$262,988	\$837,012	\$475,312		1.761	003	
WD0-515-0286	7764 CLARK'S COVE	08/26/22	\$1,200,000	WD	03-ARM'S LENG	\$1,200,000	\$1,086,414	\$398,847	\$801,153	\$524,060		1.529	003	
WD0-525-0090	5140 WILDWOOD CT	05/31/22	\$1,100,000	WD	03-ARM'S LENG	\$1,100,000	\$1,099,285	\$293,748	\$806,252	\$613,976		1.313	003	
WD0-535-0530	6060 LAKESIDE DR	02/11/22	\$750,000	WD	03-ARM'S LENG	\$750,000	\$584,305	\$209,837	\$540,163	\$285,418		1.893	003	
WD0-655-0120	7521 HILLCREST AVE	12/01/22	\$438,000	WD	03-ARM'S LENG	\$438,000	\$393,267	\$214,932	\$223,068	\$135,926		1.641	003	
WD0-655-0160	7495 HILLCREST AVE	02/07/23	\$415,000	WD	03-ARM'S LENG	\$415,000	\$360,457	\$200,242	\$214,758	\$122,115		1.759	003	
WD0-705-0160	7280 WALNUT HILL	05/20/22	\$475,000	WD	03-ARM'S LENG	\$475,000	\$452,240	\$267,234	\$207,766	\$138,923		1.496	003	
Totals:			\$7,858,000			\$7,858,000	\$7,378,141		#####	#####				
												E.C.F. =>	1.475	0.294421
												Ave. E.C.F. =	1.461	#REF!

2024 ECF
Devils Lake Rear Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Hdg. Residual	Cost Man. \$	E.C.F.	Land Table
WD0-134-4040-8049	CLARK'S COVE	01/21/22	\$480,000	WD	03-ARM'S LENG	\$480,000	\$520,160	\$132,597	\$347,403	\$352,972	0.984	DEVILS LAKE - REAR LOTS
WD0-605-0142-4397	SHADY DR	07/20/22	\$362,500	WD	03-ARM'S LENG	\$362,500	\$212,625	\$32,036	\$330,464	\$164,471	2.009	DEVILS LAKE - REAR LOTS
WD0-705-8036-7271	WALNUT HILL I	11/04/22	\$160,000	WD	03-ARM'S LENG	\$160,000	\$112,504	\$42,104	\$117,896	\$66,140	1.783	DEVILS LAKE - REAR LOTS
WD0-735-0130-4155	WOODLAND A'	04/23/21	\$98,694	WD	03-ARM'S LENG	\$98,694	\$82,719	\$23,078	\$75,616	\$54,318	1.392	DEVILS LAKE - REAR LOTS
WD0-820-0100-7575	HILLCREST COL	11/18/21	\$1,054,000	WD	03-ARM'S LENG	\$1,054,000	\$975,793	\$111,347	\$942,653	\$787,291	1.197	DEVILS LAKE - REAR LOTS
WD0-820-0130-7551	HILLCREST COL	03/04/22	\$645,000	WD	03-ARM'S LENG	\$645,000	\$805,333	\$67,791	\$577,209	\$671,714	0.859	DEVILS LAKE - REAR LOTS
Totals:			\$2,800,194			\$2,800,194	#####	#####	#####	#####		
											E.C.F. =>	1.140
											Ave. E.C.F. =	1.371

Goose/Mud/Pick/Mercury Front Lots

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
WD0-114-3550	10496 ROUND LAKE F	06/17/22	WD	03-ARM'S LENG	\$650,000	\$716,361	\$180,119	\$469,881	\$401,044	1.172	
WD0-645-0040	4 PROSPECT HILL HW'	08/09/22	WD	03-ARM'S LENG	\$189,900	\$136,881	\$31,715	\$158,185	\$78,190	2.023	
Totals:					\$839,900	\$853,242		\$628,066	\$479,235		
										E.C.F. =>	1.311
										Ave. E.C.F. =>	1.597

#REF!	Std. Deviation=>	#DIV/0!	
#DIV/0!	Ave. Variance=>	#DIV/0!	Coefficient of Var=> #DIV/0!

2024 ECF
Residential

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
WD0-103-3025-	15669 WHEATON RD	07/17/21	03-ARM'S LENG	\$240,001	\$309,934	\$44,386	\$195,615	\$328,384	0.596
WD0-103-3035-	15601 WHEATON RD	12/27/22	03-ARM'S LENG	\$175,000	\$190,562	\$31,231	\$143,769	\$189,629	0.758
WD0-103-4200-	15255 WHEATON RD	12/20/22	03-ARM'S LENG	\$317,500	\$310,331	\$71,888	\$245,612	\$289,467	0.848
WD0-104-2400-	12878 SILVER LAKE HW	09/16/21	03-ARM'S LENG	\$190,000	\$228,588	\$46,720	\$143,280	\$224,695	0.638
WD0-106-1650-	19900 LEWIS RD	07/21/21	03-ARM'S LENG	\$240,000	\$273,531	\$24,000	\$216,000	\$308,826	0.699
WD0-108-4675-	11200 HEROLD HWY	04/07/21	03-ARM'S LENG	\$450,000	\$532,059	\$71,568	\$378,432	\$569,915	0.664
WD0-109-2650-	11603 WHEATON RD	09/29/21	03-ARM'S LENG	\$200,000	\$217,496	\$67,060	\$132,940	\$175,597	0.757
WD0-109-4200-	16250 W US-12	10/29/21	03-ARM'S LENG	\$349,900	\$284,031	\$115,147	\$234,753	\$206,438	1.137
WD0-109-4850-	267 HARRIS DR	08/06/21	03-ARM'S LENG	\$267,000	\$306,848	\$33,817	\$233,183	\$330,492	0.706
WD0-110-1325-	11795 SILVER LAKE HW	06/07/22	03-ARM'S LENG	\$52,000	\$63,904	\$28,832	\$23,168	\$25,323	0.915
WD0-110-1500-	11692 SILVER LAKE HW	09/08/21	03-ARM'S LENG	\$600,000	\$487,179	\$61,725	\$538,275	\$526,552	1.022
WD0-110-2000-	11618 KATHLEEN CT	08/16/21	03-ARM'S LENG	\$385,000	\$364,358	\$65,500	\$319,500	\$356,608	0.896
WD0-110-4400-	15126 W US-12	04/26/21	03-ARM'S LENG	\$355,000	\$360,764	\$71,500	\$283,500	\$315,624	0.898
WD0-111-3140-	14980 BRIAN O'	08/29/22	03-ARM'S LENG	\$244,000	\$245,375	\$25,784	\$218,216	\$271,771	0.803
WD0-113-1785-	10452 PROSPECT HILL F	09/20/22	03-ARM'S LENG	\$265,000	\$271,083	\$107,800	\$157,200	\$181,910	0.864
WD0-114-1475-	10840 ROUND LAKE HV	09/22/21	03-ARM'S LENG	\$342,000	\$258,368	\$43,076	\$298,924	\$266,451	1.122
WD0-115-1420-	10973 DEVILS LAKE HW	06/04/21	03-ARM'S LENG	\$235,000	\$234,904	\$25,050	\$209,950	\$258,248	0.813
WD0-115-3150-	10485 DEVILS LAKE HW	09/02/22	03-ARM'S LENG	\$216,000	\$192,768	\$32,325	\$183,675	\$189,512	0.969
WD0-115-3550-	10425 DEVILS LAKE HW	01/07/22	03-ARM'S LENG	\$300,000	\$296,779	\$155,774	\$144,226	\$171,024	0.843
WD0-115-3800-	15799 COOLEY RD	02/23/22	03-ARM'S LENG	\$132,000	\$165,449	\$66,400	\$65,600	\$122,585	0.535
WD0-115-4550-	15491 COOLEY RD	11/19/21	03-ARM'S LENG	\$285,000	\$268,353	\$67,493	\$217,507	\$241,076	0.902
WD0-116-1880-	10680 CEMENT CITY HV	03/09/22	03-ARM'S LENG	\$250,000	\$211,694	\$27,503	\$222,497	\$227,959	0.976
WD0-117-1050-	10851 BRIGGS HWY	08/04/22	03-ARM'S LENG	\$232,800	\$239,163	\$65,000	\$167,800	\$210,703	0.796
WD0-117-4280-	10351 HEROLD HWY	06/17/22	03-ARM'S LENG	\$300,000	\$265,115	\$49,017	\$250,983	\$254,349	0.987
WD0-117-4280-	10351 HEROLD HWY	06/17/22	03-ARM'S LENG	\$300,000	\$268,570	\$54,001	\$245,999	\$253,089	0.972
WD0-118-1240-	18501 N US-127	02/04/22	03-ARM'S LENG	\$140,000	\$127,957	\$17,781	\$122,219	\$136,356	0.896
WD0-118-2300-	10860 BRIGGS HWY	07/14/22	03-ARM'S LENG	\$190,000	\$256,435	\$71,630	\$118,370	\$223,471	0.530
WD0-118-2700-	10500 N US-127	09/30/21	03-ARM'S LENG	\$175,000	\$179,593	\$14,700	\$160,300	\$197,024	0.814
WD0-120-2280-	17150 W US-223	11/02/22	03-ARM'S LENG	\$200,000	\$229,447	\$46,831	\$153,169	\$221,659	0.691
WD0-120-2450-	10093 HEROLD HWY	08/09/21	03-ARM'S LENG	\$265,000	\$239,127	\$65,297	\$199,703	\$200,434	0.996
WD0-120-2675-	400 WILLOW LAKE RD	12/16/21	03-ARM'S LENG	\$275,000	\$263,872	\$127,875	\$147,125	\$168,313	0.874
WD0-121-3400-	16616 W US-223	11/02/22	03-ARM'S LENG	\$329,000	\$353,406	\$32,338	\$296,662	\$377,521	0.786
WD0-121-4650-	16384 W US-223	09/16/21	03-ARM'S LENG	\$193,000	\$223,691	\$46,843	\$146,157	\$216,602	0.675

2024 ECF
Residential

WDO-122-1060-16007 HEATH RD	04/22/21	03-ARM'S LENG	\$280,000	\$292,270	\$44,458	\$235,542	\$306,698	0.768	
WDO-122-3350-9450 DEVILS LAKE HWY	12/02/22	03-ARM'S LENG	\$125,000	\$131,549	\$36,516	\$88,484	\$69,865	1.267	
WDO-122-4325-15019 SANFORD RD	12/20/22	03-ARM'S LENG	\$180,000	\$158,124	\$24,490	\$155,510	\$161,537	0.963	
WDO-123-3900-9140 ROUND LAKE HW	09/29/22	03-ARM'S LENG	\$184,000	\$169,831	\$94,260	\$89,740	\$93,528	0.959	
WDO-124-1200-9920 VONNIES DR	08/25/21	03-ARM'S LENG	\$429,900	\$369,449	\$42,552	\$387,348	\$404,576	0.957	
WDO-124-1350-13861 VISCHER RD	09/03/21	03-ARM'S LENG	\$260,000	\$301,926	\$61,399	\$198,601	\$288,827	0.688	
WDO-124-3300-13505 VISCHER RD	05/18/22	03-ARM'S LENG	\$215,000	\$165,221	\$19,124	\$195,876	\$180,813	1.083	
WDO-124-4450-9344 MARR HWY	02/04/22	03-ARM'S LENG	\$415,000	\$298,689	\$31,109	\$383,891	\$325,113	1.181	
WDO-124-4550-9241 PARKER HWY	10/31/22	03-ARM'S LENG	\$249,900	\$215,197	\$69,900	\$180,000	\$170,566	1.055	
WDO-126-1850-8706 ROUND LAKE HW'	03/14/22	03-ARM'S LENG	\$135,000	\$118,152	\$24,000	\$111,000	\$108,733	1.021	
WDO-126-3875-5015 ROUND LAKE HW'	06/02/21	03-ARM'S LENG	\$186,000	\$253,257	\$15,180	\$170,820	\$277,245	0.616	
WDO-126-4680-14214 W US-223	04/14/22	03-ARM'S LENG	\$256,500	\$242,258	\$26,310	\$230,190	\$267,262	0.861	
WDO-127-2550-8286 DEVILS LAKE HWY	05/25/22	03-ARM'S LENG	\$216,000	\$227,318	\$98,810	\$117,190	\$159,045	0.737	
WDO-127-4145-6547 WINTER RD	04/22/22	03-ARM'S LENG	\$152,000	\$128,236	\$10,350	\$141,650	\$145,899	0.971	
WDO-128-1350-8911 N ROLLIN HWY	07/19/21	03-ARM'S LENG	\$121,000	\$99,447	\$24,000	\$97,000	\$92,621	1.047	
WDO-128-2060-16189 W US-223	09/22/21	03-ARM'S LENG	\$132,500	\$146,898	\$49,575	\$82,925	\$119,756	0.692	
WDO-128-4240-16351 N ROLLIN HWY	06/16/21	03-ARM'S LENG	\$176,900	\$221,354	\$26,456	\$150,444	\$241,210	0.624	
WDO-129-3760-17700 GREENLEAF RD	04/15/22	03-ARM'S LENG	\$374,000	\$406,875	\$18,039	\$355,961	\$481,233	0.740	
WDO-130-4140-8000 N US-127	10/07/22	03-ARM'S LENG	\$80,000	\$76,334	\$36,395	\$43,605	\$41,139	1.060	
WDO-131-1700-6810 N MERIDIAN RD	06/03/22	03-ARM'S LENG	\$65,000	\$72,247	\$19,680	\$45,320	\$38,588	1.174	
WDO-131-2330-7877 N US-127	10/28/22	03-ARM'S LENG	\$280,000	\$287,636	\$14,001	\$265,999	\$338,657	0.785	
WDO-133-4760-16141 ADDISON RD	08/10/22	03-ARM'S LENG	\$575,000	\$395,333	\$70,459	\$504,541	\$527,393		
WDO-133-4820-16000 ADDISON RD	04/28/22	03-ARM'S LENG	\$150,000	\$179,540	\$27,360	\$122,640	\$125,458	0.978	
WDO-134-2030-7901 DEVILS LAKE HWY	05/28/21	03-ARM'S LENG	\$138,000	\$129,192	\$6,484	\$131,516	\$151,866	0.866	
WDO-136-1850-13480 W US-223	11/18/21	03-ARM'S LENG	\$111,000	\$135,708	\$30,320	\$80,680	\$130,431	0.619	
WDO-136-4570-13411 W US-223	09/22/21	03-ARM'S LENG	\$232,000	\$198,608	\$53,864	\$178,136	\$179,139	0.994	
Totals:			\$14,409,901	\$14,141,383		\$11,558,918	\$13,664,801		
								E.C.F. =>	0.846
								Ave. E.C.F. =>	0.864

2024 ECF
 South-Silver Rear Lots

Expanded search 1/1/21 - 01/01/24

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard Hldg. Residue	Cost Man. \$	E.C.F.	
WD0-445-0380	38 BROOKS SOUTH SH	06/15/22	\$60,000	WD	03-ARM'S LENG	\$60,000	\$80,083	\$48,541 \$11,459	\$31,542	0.363	
WD0-695-0720	1035 TOMPKINS DR	10/27/23	\$225,000	WD	03-ARM'S LENG	\$225,000	\$154,181	\$44,621 \$180,379	\$142,842	1.263	
WD0-890-0010	15540 SOUTH SHORE I	12/28/22	\$275,000	WD	03-ARM'S LENG	\$275,000	\$393,395	\$133,868 \$141,132	\$338,366	0.417	
WD0-890-0180	28 SOUTH SHORE DR	08/12/21	\$127,500	WD	03-ARM'S LENG	\$127,500	\$92,337	\$48,106 \$79,394	\$57,668	1.377	
Totals:			\$687,500			\$687,500	\$719,996	\$412,364	\$570,418		
										E.C.F. =>	0.723
										Ave. E.C.F. =>	0.855

2024 ECF
South/Silver Lake Front Lots

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
WDO-115-1320-10930	DEVILS LAKE HV	11/24/21	PTA	03-ARM'S LENG	\$430,000	\$84,194	\$345,806	\$200,019	1.729
WDO-115-1330-10924	DEVILS LAKE HV	12/21/22	WD	03-ARM'S LENG	\$692,250	\$95,993	\$596,257	\$323,207	1.845
WDO-115-1770-10735	CHANNEL DRIV	06/11/21	WD	03-ARM'S LENG	\$307,000	\$84,417	\$222,583	\$140,551	1.584
WDO-115-1825-10000	DEVILS LAKE HV	08/26/21	WD	03-ARM'S LENG	\$355,000	\$80,445	\$274,555	\$168,102	1.633
WDO-445-0360-36	WINCHESTER DR	04/22/22	WD	03-ARM'S LENG	\$385,000	\$92,136	\$292,864	\$151,791	1.929
WDO-545-0070-7	SOUTH SHORE DR	07/14/22	WD	03-ARM'S LENG	\$162,000	\$85,706	\$76,294	\$138,427	0.551
WDO-545-0130-13	SOUTH SHORE DR	06/09/21	WD	03-ARM'S LENG	\$400,000	\$89,244	\$310,756	\$163,035	1.906
WDO-545-0270-28	SOUTH SHORE DR	08/12/21	WD	03-ARM'S LENG	\$400,000	\$94,746	\$305,254	\$269,164	1.134
WDO-635-0330-14000	WALZ BLVD	07/19/22	WD	03-ARM'S LENG	\$520,000	\$99,130	\$420,870	\$242,681	1.734
WDO-695-0500-1038	TOMPKINS DR	09/10/21	WD	03-ARM'S LENG	\$662,025	\$97,498	\$564,527	\$324,597	1.739
Totals:					\$4,313,275	#####	#####		
									E.C.F. => 1.607
									Ave. E.C.F. : 1.578