

2023 ECF Table LKSHR Lakeshore

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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
20-004-007-00	3574 SAUGATUCK BEACH RD	11/10/21	\$5,800,000	WD	03-ARM'S LENGTH	\$5,800,000	\$2,828,100	48.76	\$6,604,702	\$4,978,500	\$1,321,500	\$1,774,793	0.745	5,865	\$225.32	LKSHR	25.2089	1 STORY	RES 1 FAMILY	\$4,470,000	No	/ /		LMF-LAKE MICHIGAN FRONTAGE	401	87	
20-004-007-17	3566 SAUGATUCK BEACH RD #6	05/28/21	\$5,600,000	WD	03-ARM'S LENGTH	\$5,600,000	\$1,852,300	33.08	\$5,300,683	\$2,857,144	\$2,742,856	\$2,039,682	1.345	5,567	\$409.67	LKSHR	34.8073	2 STORY	RES 1 FAMILY	\$2,680,861	No	/ /		LMF-LAKE MICHIGAN FRONTAGE	401	97	
20-017-010-00	3017 LAKESHORE DR	06/05/20	\$1,525,000	WD	03-ARM'S LENGTH	\$1,525,000	\$540,600	35.45	\$1,381,683	\$817,795	\$707,205	\$470,691	1.502	4,128	\$171.32	LKSHR	50.5808	1.5 STORY	RES 1 FAMILY	\$794,666	No	/ /		LMF-LAKE MICHIGAN FRONTAGE	401	76	
20-020-009-03	2975 LAKESHORE DR	02/01/22	\$3,600,000	WD	03-ARM'S LENGTH	\$3,600,000	\$0	0.00	\$3,406,062	\$1,505,477	\$2,094,523	\$1,586,465	1.320	9,869	\$212.23	LKSHR	32.3571	2.5 STORY	RES 1 FAMILY	\$1,431,230	No	/ /		LMF-LAKE MICHIGAN FRONTAGE	401	92	
20-020-021-20	2933 LAKESHORE DR	10/09/20	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$539,500	55.33	\$1,194,276	\$730,485	\$244,515	\$387,138	0.632	2,319	\$105.44	LKSHR	36.5077	2 STORY	RES 1 FAMILY	\$720,000	No	/ /		LMF-LAKE MICHIGAN FRONTAGE	401	85	
20-032-013-00	2552 LAKESHORE DR	08/12/21	\$1,775,000	WD	03-ARM'S LENGTH	\$1,775,000	\$681,100	38.37	\$1,833,770	\$803,848	\$971,152	\$859,701	1.130	3,781	\$256.85	LKSHR	13.2965	1.5 STORY	RES 1 FAMILY	\$792,654	No	/ /		LMF-LAKE MICHIGAN FRONTAGE	401	91	
20-032-020-00	2545 LAKESHORE DR	06/30/20	\$723,000	WD	03-ARM'S LENGTH	\$723,000	\$382,200	52.25	\$1,217,006	\$378,631	\$344,369	\$591,298	0.582	2,874	\$119.82	LKSHR	41.4279	1 STORY	RES 1 FAMILY	\$359,662	No	/ /	20-200-007-00	LMB-LAKE MICHIGAN BACKLOT/CHANNEL	1	90	
20-040-002-00	2809 LAKESHORE DR	10/04/21	\$1,550,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,550,000	\$669,800	43.21	\$1,789,720	\$910,350	\$639,650	\$596,302	1.073	3,676	\$174.01	LKSHR	7.6020	2 STORY	RES 1 FAMILY	\$885,000	No	/ /	20-029-008-10	LMF-LAKE MICHIGAN FRONTAGE	401	89	
20-040-010-00	2787 LAKESHORE DR	12/16/21	\$2,200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,200,000	\$870,300	39.59	\$2,332,791	\$966,676	\$1,233,324	\$1,021,718	1.207	3,025	\$407.71	LKSHR	21.0434	2 STORY	RES 1 FAMILY	\$940,250	No	/ /	20-029-011-00	LMF-LAKE MICHIGAN FRONTAGE	401	97	
20-060-003-00	2602 LAKESHORE DR	06/18/20	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$580,300	74.40	\$1,062,815	\$601,429	\$478,571	\$385,130	0.464	2,963	\$60.27	LKSHR	53.3010	1 STORY	RES 1 FAMILY	\$568,500	No	/ /		LMF-LAKE MICHIGAN FRONTAGE	401	78	
20-060-011-00	2641 LAKESHORE DR	06/15/21	\$1,720,000	WD	03-ARM'S LENGTH	\$1,720,000	\$718,400	41.77	\$1,518,104	\$820,814	\$899,186	\$582,045	1.545	3,195	\$281.44	LKSHR	54.8200	1.5 STORY	RES 1 FAMILY	\$766,521	No	/ /		LMF-LAKE MICHIGAN FRONTAGE	401	90	
20-160-001-00	2500 LAKESHORE DR	01/14/22	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$524,600	41.97	\$1,245,196	\$777,427	\$472,573	\$390,458	1.210	3,596	\$131.42	LKSHR	21.3630	1.5 STORY	RESIDENTIAL	\$759,396	No	/ /		LMF-LAKE MICHIGAN FRONTAGE	401	77	
20-220-000-00	2825 LAKESHORE DR	03/22/21	\$895,000	WD	03-ARM'S LENGTH	\$895,000	\$534,700	59.74	\$1,161,038	\$776,829	\$118,171	\$320,709	0.368	2,236	\$52.85	LKSHR	62.8206	1.5 STORY	RESIDENTIAL	\$757,139	No	/ /		LMF-LAKE MICHIGAN FRONTAGE	401	87	
20-220-008-00	2847 LAKESHORE DR	04/17/20	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$1,101,300	98.52	\$1,053,791	\$692,360	\$232,640	\$301,695	0.771	3,970	\$58.60	LKSHR	22.5565	1 STORY	RESIDENTIAL	\$685,800	No	/ /		LMF-LAKE MICHIGAN FRONTAGE	401	65	
20-220-009-01	2851 LAKESHORE DR	07/31/20	\$1,686,400	WD	03-ARM'S LENGTH	\$1,686,400	\$0	0.00	\$1,792,806	\$893,750	\$792,650	\$750,481	1.056	4,210	\$188.28	LKSHR	5.9516	1 STORY	RESIDENTIAL	\$893,750	No	/ /		LMF-LAKE MICHIGAN FRONTAGE	401	99	
Totals:						\$31,004,400	\$11,643,800		\$32,894,463		\$12,992,885	\$12,058,306			\$193.68			8.0831									
								Sale. Ratio =>	37.56					E.C.F. =>	1.078			Std. Deviation=>	0.377701								
								Std. Dev =>	24.68					Ave. E.C.F. =>	0.997			Ave. Variance=>	32.2429			Coefficient of Var=>	32.35048705				

USED 1.078

20-130-007-00	2675 LAKESHORE DR	10/27/20	\$812,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$812,000	\$531,200	65.42	\$1,217,751	\$865,196	(\$53,196)	\$207,475	0.256)	1,852	(\$38.73)	LKSHR	125.3071	1 STORY	RESIDENTIAL	\$856,389	No	/ /	20-120-008-00	LMF-LAKE MICHIGAN FRONTAGE	401	76
20-032-009-00	2578 LAKESHORE DR	03/03/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$598,100	66.46	\$1,085,431	\$867,208	\$32,792	\$182,156	0.180	1,563	\$20.98	LKSHR	81.6652	1 STORY	RES 1 FAMILY	\$957,466	No	/ /		LMF-LAKE MICHIGAN FRONTAGE	401	87
20-020-015-00	2973 LAKESHORE DR	01/27/21	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$589,600	65.51	\$1,279,049	\$828,509	\$71,491	\$376,077	0.190	2,303	\$31.04	LKSHR	80.6577	2 STORY	RES 1 FAMILY	\$810,883	No	/ /		LMF-LAKE MICHIGAN FRONTAGE	401	87
20-060-000-00	2628 LAKESHORE DR	12/03/20	\$1,985,000	WD	03-ARM'S LENGTH	\$1,985,000	\$669,300	33.72	\$1,665,514	\$922,698	\$1,062,302	\$620,047	1.713	2,624	\$404.84	LKSHR	71.6587	1 STORY	RES 1 FAMILY	\$878,500	No	/ /		LMF-LAKE MICHIGAN FRONTAGE	401	87
20-160-003-00	2508 LAKESHORE DR	01/07/22	\$3,400,000	WD	03-ARM'S LENGTH	\$3,400,000	\$912,400	26.84	\$2,798,306	\$1,051,597	\$2,348,403	\$1,458,021	1.611	3,917	\$599.54	LKSHR	61.4005	2 STORY	RES 1 FAMILY	\$1,010,000	No	/ /		LMF-LAKE MICHIGAN FRONTAGE	401	97