

Allenhurst Lake Front / North Shores Lake Front / Grandview Lake Front ECF Analysis 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
09 180 266 00	12276 LAKESHORE DR	07/21/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$189,900	46.89	\$419,376	\$119,939	\$285,061	\$272,463	1.046	2,870
09 180 267 00	12274 LAKESHORE DR	08/12/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$138,100	54.16	\$418,023	\$124,844	\$130,156	\$266,769	0.488	1,810
09 180 268 00	12270 LAKESHORE DR	07/11/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$262,100	44.80	\$646,302	\$190,570	\$394,430	\$414,679	0.951	2,485
09 180 276 00	12222 LAKESHORE DR	01/15/24	\$330,000	WD	09-FAMILY	\$330,000	\$242,500	73.48	\$528,891	\$216,054	\$113,946	\$284,656	0.400	3,679
09 180 284 00	12160 LAKESHORE DR	10/06/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$237,700	46.16	\$520,858	\$179,242	\$335,758	\$310,843	1.080	2,870
09 200 005 00	12134 N LAKESHORE DR	06/28/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$173,700	31.58	\$431,468	\$116,913	\$433,087	\$286,219	1.513	2,464
09 200 019 00	12190 N LAKESHORE DR	08/15/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$158,200	28.25	\$434,383	\$230,831	\$329,169	\$185,216	1.777	1,926
<b>Totals:</b>			<b>\$3,200,000</b>			<b>\$3,200,000</b>	<b>\$1,402,200</b>		<b>\$3,399,301</b>		<b>\$2,021,607</b>	<b>\$2,020,844</b>		
								<b>Sale. Ratio =&gt;</b>	<b>43.82</b>			<b>E.C.F. =&gt;</b>	<b>1.000</b>	
								<b>Std. Dev. =&gt;</b>	<b>14.98</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.037</b>	

After Analysis, Used 1.000 for 2025 for all three lake front ECF's



Access Water Supply Sewer Property Restrictions Restriction Notes Waterfont View Waterfont Waterfont Name Waterfont Ownership Waterfont Influences Bottom Character

