

Grandview Back Channel / North Shores Back 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
09 180 106 00	12165 LAKESHORE DR	09/01/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$181,300	60.43	\$423,287	\$93,003	\$206,997	\$352,868	0.587	3,430
09 180 112 01	12067 NORTH SHORES BLVD	04/14/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$69,700	38.09	\$187,534	\$56,657	\$126,343	\$126,086	1.002	1,539
09 180 168 00	6331 AVE D	06/29/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$67,000	30.45	\$208,912	\$92,039	\$127,961	\$112,594	1.136	1,704
09 180 178 00	AVE F	06/01/22	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$120,700	33.43	\$257,520	\$78,333	\$282,667	\$186,653	1.514	1,833
09 180 208 00	12241 LAKESHORE DR	11/01/23	\$185,000	LC	03-ARM'S LENGTH	\$185,000	\$89,300	48.27	\$204,466	\$77,318	\$107,682	\$122,493	0.879	1,499
09 180 210 01	12259 LAKESHORE DR	01/02/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$100,900	50.45	\$231,156	\$89,918	\$110,082	\$136,067	0.809	1,290
09 180 225 00	12275 NORTH SHORES BLVD	10/19/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$74,600	45.21	\$170,946	\$58,151	\$106,849	\$108,666	0.983	1,144
09 180 238 00	12277 LAKESHORE DR	01/26/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$119,500	53.11	\$274,119	\$82,408	\$142,592	\$184,693	0.772	2,072
Totals:			\$1,839,000			\$1,839,000	\$823,000		\$1,957,940		\$1,211,173	\$1,330,120		
								Sale. Ratio =>	44.75			E.C.F. =>	0.911	
								Std. Dev. =>	10.26			Ave. E.C.F. =>	0.960	

After Analysis, Used 0.911 for ECF for 2025 on both Grandview Back channel and North shore back

\$/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.	Site Characteristics	Access
\$60.35	4420	37.3757	3 STORY		\$82,139	No	/ /	09 180 107 00	NORTH SHORES BACK	401	76		
\$82.09	4420	4.1669	2 STORY		\$52,633	No	/ /		NORTH SHORES BACK	401	53		
\$75.09	4420	17.6106	1.75 STORY		\$90,760	No	/ /		NORTH SHORES BACK	401	45		
\$154.21	4420	55.4026	2 STORY		\$53,516	No	/ /	09 180 179 00	NORTH SHORES BACK	401	61		
\$71.84	4420	8.1286	2 STORY		\$76,029	No	/ /		NORTH SHORES BACK	401	53		
\$85.33	4420	15.1346	2 STORY		\$84,096	No	/ /		NORTH SHORES BACK	401	63		
\$93.40	4420	2.2910	RANCH		\$54,773	No	/ /		NORTH SHORES BACK	401	54		
\$68.82	4420	18.8321	2 STORY		\$76,029	No	/ /		NORTH SHORES BACK	401	61		

\$86.39 **4.9797**

Std. Deviation=> 0.2790013

Ave. Variance=> 19.8678 Coefficient of Var=> 20.68759952

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