

2026 CL 1-2 Clarklake Lakefront EFC

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 Mar. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Land Value		
000-19-16-351-001-07	1306 EAGLE POINT RD	09/25/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$144,100	26.93	\$557,258	\$85,452	\$440,548	\$198,238	2.268	1,512	\$297.32	CL1-2	4.0004	\$82,500		
000-19-16-351-001-08	1308 EAGLE POINT RD	10/05/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$144,200	27.73	\$522,977	\$85,452	\$434,548	\$183,834	2.364	1,512	\$287.40	CL1-2	5.6682	\$82,500		
000-19-16-351-001-09	1310 EAGLE POINT RD	11/04/24	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$171,300	33.59	\$488,257	\$84,787	\$425,213	\$189,525	2.508	1,344	\$316.38	CL1-2	20.0534	\$82,500		
000-19-16-351-005-00	1380 EAGLE POINT RD	08/18/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$152,700	30.54	\$385,330	\$139,845	\$360,155	\$110,579	3.257	1,167	\$308.62	CL1-2	94.9273	\$136,933		
000-19-16-351-016-01	1446 EAGLE POINT RD	06/30/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$308,000	44.00	\$819,727	\$263,286	\$436,714	\$250,649	1.742	1,666	\$262.13	CL1-2	56.5392	\$243,018		
000-19-17-327-012-00	8400 N SHORE DR	08/21/23	\$773,550	WD	03-ARM'S LENGTH	\$773,550	\$334,100	43.19	\$849,625	\$247,443	\$526,107	\$286,975	1.833	2,082	\$252.69	CL1-2	47.4439	\$240,398		
000-19-17-434-002-00	6550 N SHORE DR	08/28/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$241,800	32.24	\$682,024	\$139,395	\$611,605	\$244,878	2.496	1,888	\$362.33	CL1-2	18.9867	\$129,370		
000-19-20-101-005-00	335 OAKWOOD AVE	08/03/23	\$840,500	WD	03-ARM'S LENGTH	\$840,500	\$249,800	29.70	\$715,986	\$214,326	\$626,174	\$225,928	2.772	1,888	\$331.96	CL1-2	46.3841	\$207,812		
000-19-21-126-006-00	1820 EAGLE POINT RD	04/27/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$347,500	40.88	\$926,532	\$328,357	\$521,643	\$269,448	1.936	2,094	\$249.11	CL1-2	37.1757	\$326,698		
000-19-22-106-001-00	2490 LAKEVIEW DR	06/21/24	\$859,700	WD	03-ARM'S LENGTH	\$859,700	\$420,800	48.95	\$937,007	\$401,161	\$458,539	\$241,372	1.900	1,408	\$325.67	CL1-2	40.8006	\$391,805		
<b>Totals:</b>			<b>\$6,838,750</b>			<b>\$6,838,750</b>	<b>\$2,514,100</b>		<b>\$6,884,623</b>	<b>\$401,161</b>	<b>\$4,850,246</b>	<b>\$2,181,426</b>			<b>\$299.33</b>			<b>8.4295</b>		
									<b>Sale. Ratio =&gt;</b>	<b>36.76</b>										
									<b>Std. Dev. =&gt;</b>	<b>7.79</b>										
													<b>E.C.F. =&gt;</b>	<b>2.223</b>	<b>Std. Deviation=&gt;</b>		<b>0.476877511</b>			
													<b>Ave. E.C.F. =&gt;</b>	<b>2.308</b>	<b>Ave. Variance=&gt;</b>		<b>37.1919</b>	<b>Coefficient of Var=&gt;</b>		<b>16.11628368</b>
<b>2026 CL 1-2 Clarklake Lakefront ECF used 2.220</b>																				