

WRIGHT TWP

24 - 25 Cranberry Lake (CL) EFF Analysis								
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Imp \$	Bldg \$	and Residuof	Units or	\$/Unit
41-08-34-426-050	8673 NE BEACHLER DR	9/15/2023	\$300,000	\$0	\$110,522	\$189,478	166.00	\$1,141
41-08-31-376-002	9822 NE 10 MILE RD	9/29/2022	\$300,000	\$6,507	\$191,566	\$101,927	87.00	\$1,172
41-08-34-426-003	8621 NE BEACHLER DR	8/12/2022	\$230,000	\$821	\$101,262	\$127,917	133.00	\$962
41-08-34-226-037	9065 NE LINCOLN LAKE AVE	6/6/2022	\$295,000	\$0	\$107,649	\$187,351	142.00	\$1,319
Unit of Comparison: EFF							\$/FF	\$1,149
							Standard Deviation:	\$127
							Coefficient of Variation:	8%
							Applied \$/FF	\$1,200

EFF = Effective Front Foot

EFF Calculations performed using BS&A Assessing Algorithms

Comps are pulled from Angel, Brown, Crawrod, Cowan, Sandybottom, & Zigenfus Lakes