

2023 ECF NIPIGON BEACH

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
150-003-200-065-02	07/07/21	\$262,500	WD	\$262,500	\$88,800	33.83	\$176,665	\$97,888
150-B15-000-009-00	09/09/20	\$575,000	OTH	\$575,000	\$319,300	55.53	\$628,423	\$209,235
150-B15-000-022-00	08/18/20	\$359,900	PTA	\$359,900	\$114,600	31.84	\$237,271	\$115,643
150-H35-000-009-99	07/17/20	\$196,000	WD	\$196,000	\$82,300	41.99	\$162,891	\$104,401
150-K70-000-087-00	08/07/20	\$580,000	PTA	\$580,000	\$237,100	40.88	\$478,427	\$182,210
150-K70-000-090-00	06/18/21	\$610,000	WD	\$610,000	\$230,000	37.70	\$457,343	\$264,129
150-N40-001-028-00	09/24/21	\$1,000,000	WD	\$1,000,000	\$373,900	37.39	\$853,035	\$134,213
Totals:		\$3,583,400		\$3,583,400	\$1,446,000		\$2,994,055	
						Sale. Ratio =>	40.35	
						Std. Dev. =>	7.77	

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Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$164,612	\$92,679	1.776	1,098
\$365,765	\$419,188	0.873	2,122
\$244,257	\$194,605	1.255	1,547
\$91,599	\$59,321	1.544	503
\$397,790	\$269,288	1.477	2,674
\$345,871	\$161,012	2.148	1,364
\$865,787	\$513,444	1.686	3,098
\$2,475,681	\$1,709,537		
	E.C.F. =>	1.448	
	Ave. E.C.F. =>	1.537	

USED 1.448