2026 Powell Township Lake Superior ECF	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	$/Sq.Ft.	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Property Class	Waterfront Name
Squaw Beach & Lake Superior ECF's were combined for 2026	52-11-070-002-00		05/15/24	$255,000	WD	03-ARM'S LENGTH	$255,000	$179,800	70.51	$280,363	$103,352	$151,648	$119,521	1.269	960	$157.97	15.6417	$99,200	No	401	LAKE SUPERIOR
	52-11-084-011-00	2604 CO RD KB	02/28/23	$418,000	WD	19-MULTI PARCEL ARM'S LENGTH	$418,000	$150,500	36.00	$414,257	$149,600	$268,400	$181,955	1.475	1,050	$255.62	4.9875	$149,600	52-11-084-012-00	401	LAKE SUPERIOR
	52-11-162-017-00	4475 LIGHTHOUSE RD	03/20/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$109,000	21.80	$460,662	$178,380	$321,620	$190,602	1.687	1,120	$287.16	26.2176	$170,636	No	401	LAKE SUPERIOR
	52-11-162-028-00	4407 LIGHTHOUSE RD	07/05/24	$575,000	WD	03-ARM'S LENGTH	$575,000	$334,800	58.23	$604,293	$135,833	$439,167	$316,313	1.388	2,190	$200.53	3.6820	$125,089	No	401	LAKE SUPERIOR
	52-11-530-013-00	3952 W SQUAW BEACH RD	08/28/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$110,300	31.51	$360,435	$170,134	$179,866	$128,495	1.400	912	$197.22	2.5422	$168,064	No	401	LAKE SUPERIOR
	52-11-530-050-00	3602 W SQUAW BEACH RD	11/08/22	$790,000	WD	03-ARM'S LENGTH	$790,000	$218,200	27.62	$867,326	$168,786	$621,214	$471,668	1.317	3,369	$184.39	10.8154	$166,400	No	401	LAKE SUPERIOR
	52-11-530-059-00	3510 W SQUAW BEACH RD	10/16/24	$510,000	WD	19-MULTI PARCEL ARM'S LENGTH	$510,000	$236,300	46.33	$477,064	$402,205	$107,795	$74,859	1.440	1,120	$96.25	1.4762	$402,205	52-11-530-060-00	401	LAKE SUPERIOR
			Totals:	**$3,398,000**			**$3,398,000**	**$1,338,900**		**$3,464,400**		**$2,089,710**	**$1,483,414**			**$197.02**	**1.6495**				
								Sale. Ratio =>	**39.40**				**E.C.F. =>**	**1.409**	***Applied for 2026***	**Std. Deviation=>**	**0.135158522**				
	4/1/2022 to 06/01/2025							**Std. Dev. =>**	**17.58**				**Ave. E.C.F. =>**	**1.425**		**Ave. Variance=>**	**9.3375**	**Coefficient of Var=>**	**6.551647245**		