2026 Humboldt Township Waterfront ECF

Riverfront & Lakefront ECF's combined into "Waterfront" ECF

Parcel Number	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
52-06-003-011-00	09/19/22	$120,000	WD	03-ARM'S LENGTH	$120,000	$51,300	42.75	$119,287	$80,198	$39,802	$30,900	1.288	672	$59.23	1.6285	$74,200	No	401	HELEN LAKE
52-06-003-027-00	10/27/25	$275,000	WD	03-ARM'S LENGTH	$275,000	$103,700	37.71	$209,372	$43,470	$231,530	$138,367	1.673	1,344	$172.27	36.8945	$39,600	No	401	HELEN LAKE
52-06-003-042-00	05/12/22	$185,000	WD	03-ARM'S LENGTH	$185,000	$50,300	27.19	$185,429	$57,564	$127,436	$101,079	1.261	1,008	$126.42	4.3604	$45,633	No	401	HELEN LAKE
52-06-003-050-20	07/02/25	$326,500	WD	03-ARM'S LENGTH	$326,500	$136,100	41.68	$312,654	$124,756	$201,744	$156,712	1.287	1,127	$179.01	1.7006	$118,800	No	401	HELEN LAKE
52-06-003-050-20	12/21/22	$245,000	WD	03-ARM'S LENGTH	$245,000	$100,700	41.10	$259,271	$117,256	$127,744	$112,265	1.138	1,127	$113.35	16.6479	$111,300	52-06-003-050-10	401	HELEN LAKE
52-06-014-002-70	09/30/22	$83,000	WD	03-ARM'S LENGTH	$83,000	$26,900	32.41	$86,357	$51,916	$31,084	$27,226	1.142	672	$46.26	16.2660	$45,219	No	401	~
52-06-029-007-50	07/13/22	$150,000	WD	03-ARM'S LENGTH	$150,000	$71,900	47.93	$168,405	$88,113	$61,887	$63,472	0.975	816	$75.84	32.9330	$88,113	No	401	PORTERFIELD LAKE
52-06-206-008-40	06/24/25	$556,500	WD	03-ARM'S LENGTH	$556,500	$227,100	40.81	$454,228	$224,825	$331,675	$191,329	1.734	1,360	$243.88	42.9176	$224,825	No	401	MUD LAKE
52-06-206-008-40	07/24/23	$489,000	WD	03-ARM'S LENGTH	$489,000	$0	0.00	$437,702	$217,005	$271,995	$174,464	1.559	1,360	$200.00	25.4672	$217,005	No	401	MUD LAKE
52-06-300-015-00	08/27/25	$130,000	WD	03-ARM'S LENGTH	$130,000	$70,700	54.38	$145,984	$59,796	$70,204	$71,883	0.977	1,040	$67.50	32.7720	$59,796	No	401	FISH LAKE
52-06-300-031-00	07/15/24	$670,000	WD	03-ARM'S LENGTH	$670,000	$263,200	39.28	$649,297	$121,825	$548,175	$416,974	1.315	2,848	$192.48	1.0291	$106,477	No	401	FISH LAKE
~	**Totals:**	**$3,230,000**	~	~	**$3,230,000**	**$1,101,900**	~	**$3,027,986**	~	**$2,043,276**	**$1,484,671**	~	~	**$134.20**	**7.1889**	~	~	~	~
~	~	~	~	~	~	**Sale. Ratio =>**	**34.11**	~	~	~	**E.C.F. =>**	**1.376**	***Used for 2026***	**Std. Deviation=>**	**0.256469176**	~	~	~	~
~	~	~	~	~	~	**Std. Dev. =>**	**14.14**	~	~	~	**Ave. E.C.F. =>**	**1.304**	~	**Ave. Variance=>**	**19.3288**	**Coefficient of Var=>**	**14.81862209**	~	~