

CROSS VILLAGE
RESIDENTIAL ECF ANALYSIS FOR 2023 ASSESSMENT ROLL

GENERAL SHORELINE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale	Property Class
05-04-34-151-072	5884 CHIPPEWA DR	7/31/2020	610000	239304	370696	440422.3125	0.8417	00110		401
05-04-34-151-110	5518 CHIPPEWA	5/26/2021	1250000	443162	806838	401836.9375	2.0079	00110		1
05-04-34-151-114	5518 CHIPPEWA	5/26/2021	1250000	503060	746940	401836.9375	1.8588	00110		401
05-04-34-210-103	5394 CHIPPEWA DR	7/31/2020	1000000	300000	700000	793606.125	0.8820	00115	05-04-34-210-102	407
05-04-26-300-002	7065 N LAKE SHORE DR	11/10/2021	1000000	797224	202776	238363.8438	0.8507	00118		401
05-04-26-400-004	7371 N LAKE SHORE DR	3/9/2021	425000	343215	81785	41025.38281	1.9935	00118		401
05-04-32-476-012	6027 N LAKE SHORE DR	8/9/2021	885000	283973	601027	325170	1.8483	00120		401
05-08-05-300-012	5245 N LAKE SHORE DR	2/25/2021	675000	373405	301595	143253.0781	2.1053	00125		401
05-04-24-103-124	3792 PINE TR	12/4/2020	710000	97500	612500	453757.9375	1.3498	00132		401
Totals:			7805000		4424157	3239272.555				
							E.C.F. =>	1.3658		
							Ave. E.C.F. =>	1.5265		

STURGEON BAY SHORELINE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale	Property Class
05-04-24-101-039	8431 STURGEON BAY DR	12/15/2020	500000	239342	260658	143693.9063	1.8140	00130		401
05-04-24-101-056	8245 STURGEON BAY DR	3/29/2019	845000	198361	646639	642076.25	1.0071	130		401
05-04-24-101-043	8387 STURGEON BAY DR	8/12/2021	600000	150433	449567	190162.1875	2.3641	00130		401
Totals:			1945000		1356864	975932.3438				
							E.C.F. =>	1.3903		
							Ave. E.C.F. =>	1.7284		

NON-SHORELINE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale	Property Class
05-04-26-400-011	352 N LAKESHORE DR	1/22/2021	290000	72000	218000	186772.6563	1.1672	00140		401
05-04-34-300-017	6705 OAK DR	8/6/2021	230000	14364	215636	165717.0938	1.3012	00700		401
05-08-02-200-006	5848 LOOKOUT DR	5/26/2021	459,000	87,268	371,732	350,210	1.0615	00700		401
05-08-04-400-001	5455 N STATE RD	8/2/2021	350,000	81,720	268,280	230,029	1.1663	00700		401
05-04-34-300-015	6653 OAK DR	8/3/2021	174,500	35,071	139,429	113,569	1.2277	00780		401
Totals:			1503500		1213077	1046298.133				
							E.C.F. =>	1.1594		
							Ave. E.C.F. =>	1.1848		

Code	Description	Ave. ECF	Comments
Unit 05 - 05 CROSS VILLAGE			
00110	CHIPPEWA DR LAKEFRONT	1.300	
00115	TUSKENOW CONDO	1.300	
00118	CHILDWOOD AREA LAKEFRONT	1.300	
00120	M-119 SEC 33 LAKEFRONT	1.300	
00121	M-119 SEC 33 NONLAKE	1.170	
00123	M-119 SEC 32 LAKEFRONT	1.300	
00125	M-119 SEC 5 LAKEFRONT	1.300	
00126	WAGANAKISI COVE	1.300	
00127	OLD ARBRE CROCHE	1.300	
00128	OLD ARBRE CROCHE (NON-LAKE)	1.170	
00130	CROSS VILLAGE SHORES	1.640	
00132	STURGEON BAY SHORES CONDOS	1.640	
00140	M-119 ACREAGE	1.170	
00700	CROSS VILLAGE GENERAL	1.170	
00750	CROSS VILLAGE BLUFF	1.170	
00775	CROSS VILLAGE DOWNTOWN	1.170	
00780	CROSS VILLAGE (N) TOWN	1.170	
00790	CROSS VILLAGE (S) TOWN	1.170	
00800	COMMERICAL	1.100	
90	PERSONALPROPERTY	1.000	
99	BLUFF	1.170	
TOWER		1.000	