

2024 HONEYMOON HEIGHTS BACKLOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
004-220-071-00	11422 HONEYMOON DR	08/22/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$102,300	63.94	\$237,116
004-220-248-00	11451 MAPLE DR	01/26/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$72,400	26.81	\$265,467
004-230-510-00	11650 BIRCH DR	01/23/23	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$35,800	15.92	\$175,147
004-230-554-00	11749 BIRCH DR	10/19/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,600	44.75	\$188,907
004-240-659-00	11411 BIRCH DR	10/27/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$40,600	58.00	\$109,011
004-240-778-00	6710 W SCHMEID RD	04/23/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$50,100	37.11	\$131,945
		<b>Totals:</b>	<b>\$1,019,900</b>			<b>\$1,019,900</b>	<b>\$372,800</b>		<b>\$1,107,593</b>
								<b>Sale. Ratio =&gt;</b>	<b>36.55</b>
								<b>Std. Dev. =&gt;</b>	<b>18.30</b>

004-500-004-00	6061 W CUTLER RD	09/12/22	\$165,000	WD	03-ARM'S LENGTH	\$156,750	\$38,700	24.69	\$88,349
----------------	------------------	----------	-----------	----	-----------------	-----------	----------	-------	----------

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$9,861	\$150,139	\$191,776	<b>0.783</b>	2,360	\$63.62	00001	29.3102	TWO-STORY
\$12,935	\$257,065	\$213,107	<b>1.206</b>	1,142	\$225.10	00001	13.0283	RANCH
\$9,120	\$215,780	\$140,107	<b>1.540</b>	952	\$226.66	00001	46.4119	ONE 1/2 STORY
\$21,872	\$138,128	\$140,958	<b>0.980</b>	1,552	\$89.00	00001	9.6063	RANCH
\$7,853	\$62,147	\$85,365	<b>0.728</b>	840	\$73.98	00001	34.7976	RANCH
\$24,608	\$110,392	\$90,580	<b>1.219</b>	1,204	\$91.69	00001	14.2739	ONE 1/4 STORY
<b>\$933,651</b>		<b>\$861,894</b>			<b>\$128.34</b>		<b>0.7268</b>	
E.C.F. =>			<b>1.083</b>	Std. Deviation=>		<b>0.306261</b>		
Ave. E.C.F. =>			<b>1.076</b>	Ave. Variance=>		<b>24.5714</b>	Coefficient of Var=>	<b>22.83611882</b>

\$10,934	\$145,816	\$65,329	<b>2.232</b>	864	\$168.77	00001	223.2022	MODULAR
----------	-----------	----------	--------------	-----	----------	-------	----------	---------

\* Used 1.083 as ECF for Honeymoon Hts Backlot

2024 VILLAGE ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
004-650-001-00	401 NILES ST	03/23/23	\$210,000	PTA	19-MULTI PARCEL ARM'S	\$205,800	\$75,500	36.69	\$145,620
042-107-006-00	205 SHERMAN ST	08/17/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$69,700	41.00	\$135,739
042-108-006-00	305 SHERMAN ST	08/17/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$99,200	55.11	\$197,611
042-200-029-00	251 WISEMAN ST	09/16/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$103,900	49.48	\$205,340
042-270-024-00	315 N LINCOLN AVE	03/31/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$75,100	36.63	\$148,205
042-315-001-50	204 FIRST ST	08/12/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,900	36.60	\$107,128
042-315-003-00	212 FIRST ST	04/19/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$55,200	39.46	\$109,221
042-317-011-50	112 MILL ST	09/26/22	\$201,000	PTA	03-ARM'S LENGTH	\$201,000	\$13,500	6.72	\$169,868
042-320-001-00	106 NILES ST	10/18/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$51,500	39.02	\$99,361
042-332-006-50	115 SEVENTH ST	06/03/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$41,700	43.89	\$81,588
042-708-004-11	301 NORTH ST	04/14/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$73,500	32.67	\$144,599
042-709-016-00	624 N LINCOLN AVE	02/24/23	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$54,700	34.19	\$101,410
<b>Totals:</b>			<b>\$2,077,900</b>			<b>\$2,073,700</b>	<b>\$768,400</b>		<b>\$1,645,690</b>
								<b>Sale. Ratio =&gt;</b>	<b>37.05</b>
								<b>Std. Dev. =&gt;</b>	<b>11.67</b>

042-716-009-00	1228 S LINCOLN AVE	09/14/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$1,200	8.00	\$2,425
042-107-003-00	216 WASHINGTON AVE	10/11/22	\$80,000	PTA	03-ARM'S LENGTH	\$76,800	\$65,200	84.90	\$128,824

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$20,479	\$185,321	\$130,764	1.417	1,242	\$149.21	00002	14.7803	RANCH
\$9,627	\$160,373	\$131,778	1.217	2,475	\$64.80	00002	5.2427	TWO-STORY
\$13,231	\$166,769	\$192,665	0.866	2,980	\$55.96	00002	40.3824	ONE 3/4 STORY
\$14,815	\$195,185	\$199,086	0.980	1,691	\$115.43	00002	28.9009	RANCH
\$9,713	\$195,287	\$144,715	1.349	1,378	\$141.72	00002	8.0046	RANCH
\$7,387	\$142,613	\$104,223	1.368	2,218	\$64.30	00002	9.8934	TWO-STORY
\$4,941	\$134,959	\$108,966	1.239	1,608	\$83.93	00002	3.0868	ONE 1/2 STORY
\$8,580	\$192,420	\$168,535	1.142	1,440	\$133.63	00002	12.7695	ONE 3/4 STORY
\$9,832	\$122,168	\$93,552	1.306	1,353	\$90.29	00002	3.6471	TWO-STORY
\$6,286	\$88,714	\$78,685	1.127	1,090	\$81.39	00002	14.1965	ONE 1/4 STORY
\$20,516	\$204,484	\$129,658	1.577	1,901	\$107.57	00002	30.7683	BI-LEVEL
\$19,825	\$140,175	\$85,251	1.644	1,309	\$107.09	00002	37.4850	ONE 1/2 STORY
<b>\$1,928,468</b>		<b>\$1,567,877</b>			<b>\$99.61</b>		<b>3.9429</b>	
E.C.F. =>			<b>1.230</b>	Std. Devlation= 0.225895				
Ave. E.C.F. =>			<b>1.269</b>	Ave. Variance=: 17.4298 Coefficient of Var=> 13.73056038				

\$2,425	\$12,575	\$0	#DIV/0!	880	\$14.29	00002	#DIV/0!	DOUBLEWIDE
\$7,594	\$69,206	\$126,677	0.546	2,272	\$30.46	00002	54.6318	TWO-STORY

\* Used 1.230 as Village ECF

2024 TAMARACK LAKE 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	
042-170-103-00	310 E LAKE DR	09/22/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$64,800	32.40	\$163,455	\$20,332	
<b>Totals:</b>			<b>\$200,000</b>			<b>\$200,000</b>	<b>\$64,800</b>		<b>\$163,455</b>		
								<b>Sale. Ratio =&gt;</b>	<b>32.40</b>		
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>		

USED ECF 1.372

USED THE RES INCERASE OF 9% DUE TO LACK OF SALES

(Cato Residential ECF nbhd)

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$179,668	\$113,680	1.580	996	\$180.39	00003	0.0000	RANCH
<b>\$179,668</b>	<b>\$113,680</b>			<b>\$180.39</b>		<b>0.0000</b>	
	E.C.F. =>	1.580		Std. Deviation=>	#DIV/0!		
	Ave. E.C.F. =>	1.580		Ave. Variance=>	0.0000	Coefficient of Var=>	0

2024 RESIDENTIAL ECF

E.C.F.	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
0.650543	004-003-009-20	8017 W CUTLER RD	11/03/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$44,000	58.67
0.668991	004-014-019-70	7146 W HC - EDMORE RD	03/15/22	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$38,500	46.67
0.871298	004-033-008-50	6393 N GREENVILLE RD	04/22/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,000	45.81
0.903837	004-004-026-00	9440 W CUTLER RD	12/17/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$89,900	41.62
0.911907	004-008-008-10	10200 W TAMARACK RD	07/16/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$106,200	44.25
0.972215	004-019-017-11	11766 W ALMY RD	08/26/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$79,500	38.78
1.032413	004-003-013-01	11923 VINING RD	06/03/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$149,000	36.34
1.037253	004-014-010-00	8015 W HC - EDMORE RD	12/13/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$43,100	45.37
1.15698	004-600-050-20	9430 W HC - EDMORE RD	04/30/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$60,100	35.37
1.175396	004-010-019-40	10610 N BALE RD	11/23/22	\$302,000	PTA	03-ARM'S LENGTH	\$302,000	\$119,300	39.50
1.207631	004-005-006-10	11580 SATTERLEE RD	08/31/21	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$115,000	34.23
1.225715	004-020-007-20	8450 SATTERLEE RD	07/22/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,200	33.47
1.234757	004-022-014-00	8038 N GREENVILLE RD	09/24/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$42,000	24.71
1.25716	004-009-014-00	10844 N LAKEVIEW RD	07/09/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$73,800	24.60
1.262038	004-024-008-01	6025 W EDGAR RD	12/13/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$96,900	32.85
1.267107	004-004-014-10	11209 N LAKEVIEW DR	07/09/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$107,900	33.72
1.299401	004-020-002-10	8541 SATTERLEE RD	04/28/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$162,200	36.04
1.3047	004-030-001-00	7465 N JOHNSON RD	04/06/22	\$322,850	WD	03-ARM'S LENGTH	\$322,850	\$106,300	32.93
1.305778	004-004-028-00	9290 W CUTLER RD	11/21/22	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$55,600	29.65
1.317306	004-030-011-40	7549 N JOHNSON RD	10/14/21	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$46,000	22.22
1.404421	004-010-019-21	10576 N BALE RD	06/07/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$77,900	34.62
1.415151	004-600-050-20	9430 W HC - EDMORE RD	03/03/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$69,400	33.85
1.427256	004-005-005-10	11750 SATTERLEE RD	07/01/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$82,000	29.29
1.489048	004-025-001-40	6343 W ALMY RD	09/30/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$44,200	22.10
1.588585	004-018-012-00	11499 W HC - EDMORE RD	01/20/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$37,500	27.17
1.636725	004-008-005-50	10541 TOWNLINE RD	10/29/21	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$41,400	26.62
<b>Totals:</b>				<b>\$5,892,250</b>			<b>\$5,892,250</b>	<b>\$2,008,900</b>	
								<b>Sale. Ratio =&gt;</b>	<b>34.09</b>
								<b>Std. Dev. =&gt;</b>	<b>8.58</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$117,408	\$14,294	\$60,706	\$93,316	0.651	1,518	\$39.99	00005	65.0543	RANCH
\$116,122	\$30,912	\$51,588	\$77,113	0.669	1,800	\$28.66	00005	74.6159	RANCH
\$181,571	\$55,937	\$99,063	\$113,696	0.871	2,320	\$42.70	00005	33.6333	TWO-STORY
\$255,347	\$39,212	\$176,788	\$195,597	0.904	2,088	\$84.67	00005	90.3837	RANCH
\$285,713	\$24,115	\$215,885	\$236,740	0.912	1,240	\$174.10	00005	#REF!	RANCH
\$228,139	\$35,583	\$169,417	\$174,259	0.972	1,344	\$126.05	00005	51.6833	RANCH
\$432,491	\$90,109	\$319,891	\$309,848	1.032	2,685	\$119.14	00005	103.2413	ONE 1/2 STORY
\$100,641	\$8,633	\$86,367	\$83,265	1.037	936	\$92.27	00005	#REF!	RANCH
\$162,833	\$12,601	\$157,299	\$135,957	1.157	1,538	\$102.28	00005	11.0127	RANCH
\$285,169	\$20,976	\$281,024	\$239,089	1.175	1,474	\$190.65	00005	1.7819	RANCH
\$314,042	\$77,626	\$258,374	\$213,951	1.208	1,584	\$163.11	00005	26.4306	RANCH
\$135,829	\$6,111	\$143,889	\$117,392	1.226	1,800	\$79.94	00005	#REF!	TWO-STORY
\$153,274	\$10,837	\$159,163	\$128,902	1.235	1,428	\$111.46	00005	#REF!	ONE 3/4 STORY
\$266,411	\$22,484	\$277,516	\$220,748	1.257	2,552	\$108.74	00005	31.3834	TRI-LEVEL
\$261,416	\$25,102	\$269,898	\$213,859	1.262	2,024	\$133.35	00005	#REF!	RANCH
\$288,165	\$71,162	\$248,838	\$196,383	1.267	1,800	\$138.24	00005	110.9319	RANCH
\$401,011	\$122,551	\$327,449	\$252,000	1.299	1,408	\$232.56	00005	11.2568	RANCH
\$289,415	\$104,409	\$218,441	\$167,426	1.305	1,491	\$146.51	00005	#REF!	ONE 1/2 STORY
\$160,792	\$13,802	\$173,698	\$133,023	1.306	1,176	\$147.70	00005	112.3804	ONE 3/4 STORY
\$181,730	\$50,206	\$156,794	\$119,026	1.317	1,064	\$147.36	00005	#REF!	ONE 1/2 STORY
\$181,135	\$19,253	\$205,747	\$146,500	1.404	2,284	\$90.08	00005	123.5833	ONE 1/2 STORY
\$162,833	\$12,601	\$192,399	\$135,957	1.415	1,538	\$125.10	00005	#REF!	RANCH
\$225,103	\$36,864	\$243,136	\$170,352	1.427	1,200	\$202.61	00005	142.7256	RANCH
\$192,443	\$34,635	\$165,365	\$111,054	1.489	1,716	\$96.37	00005	148.9048	DOUBLEWIDE
\$100,637	\$15,262	\$122,738	\$77,262	1.589	952	\$128.93	00005	80.6506	RANCH
\$107,882	\$8,925	\$146,575	\$89,554	1.637	1,482	\$98.90	00005	163.6725	TWO-STORY
<b>\$5,587,552</b>		<b>\$4,928,048</b>	<b>\$4,152,269</b>			<b>\$121.21</b>		<b>0.6383</b>	
			E.C.F. =>	1.187		Std. Deviation:	0.25256163		
			Ave. E.C.F. =>	1.193		Ave. Variance:	#REF!	Coefficient of Var=>	#REF!

\* Used 1.187 for Residential ECF



**Outliers**

0.627463	004-002-001-10	7780 W CUTLER RD	07/19/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$0	0.00
6.253908	004-002-042-20	W SCHMEID RD	05/27/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$5,300	21.20
0.943325	004-013-018-40	6621 W TAMARACK RD	07/10/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$0	0.00
2.029805	004-019-018-00	11752 W ALMY RD	12/13/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$36,900	30.75
2.221054	004-003-008-20	8278 W SCHMEID RD	09/26/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$64,400	28.62
2.316394	004-003-011-50	8736 W CUTLER RD	12/15/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$45,900	30.60
2.395091	004-002-042-40	11379 N BACKUS RD	05/27/22	\$200,200	WD	03-ARM'S LENGTH	\$200,200	\$36,100	18.03
2.640254	004-019-011-42	11730 W ALMY RD	05/20/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$30,300	25.25
0.133601	042-104-009-50	113 N FIFTH ST	11/12/21	\$425,000	WD	19-MULTI PARCEL ARM'S	\$89,250	\$183,100	205.15
0.157788	004-600-008-00	9918 WILCOX DR	11/12/21	\$425,000	WD	19-MULTI PARCEL ARM'S	\$97,750	\$183,100	187.31
0.181974	042-332-006-00	731 N WASHINGTON AVE	11/12/21	\$425,000	WD	19-MULTI PARCEL ARM'S	\$106,250	\$183,100	172.33
0.254534	042-716-010-00	1217 N LINCOLN AVE	11/12/21	\$425,000	WD	19-MULTI PARCEL ARM'S	\$131,750	\$183,100	138.98

\$105,531	\$11,744	\$53,256	\$84,875	<b>0.627</b>	936	\$56.90	00005	62.7463 RANCH
\$11,542	\$7,585	\$17,415	\$2,785	<b>6.254</b>	0	#DIV/0!	00005	625.3908 DOUBLEWIDE
\$124,629	\$24,644	\$85,356	\$90,484	<b>0.943</b>	1,439	\$59.32	00005	94.3325 ONE 3/4 STORY
\$86,481	\$8,245	\$111,755	\$55,057	<b>2.030</b>	1,456	\$76.75	00005	202.9805 DOUBLEWIDE
\$163,031	\$52,966	\$172,034	\$77,456	<b>2.221</b>	1,350	\$127.43	00005	222.1054 DOUBLEWIDE
\$107,367	\$39,708	\$110,292	\$47,614	<b>2.316</b>	1,344	\$82.06	00005	231.6394 DOUBLEWIDE
\$132,100	\$32,756	\$167,444	\$69,911	<b>2.395</b>	1,539	\$108.80	00005	239.5091 DOUBLEWIDE
\$69,579	\$10,815	\$109,185	\$41,354	<b>2.640</b>	1,232	\$88.62	00005	264.0254 DOUBLEWIDE
\$406,768	\$42,298	\$46,952	\$351,434	<b>0.134</b>	7,375	\$6.37	00005	13.3601 RANCH
\$406,768	\$42,298	\$55,452	\$351,434	<b>0.158</b>	7,375	\$7.52	00005	#REF! RANCH
\$406,768	\$42,298	\$63,952	\$351,434	<b>0.182</b>	7,375	\$8.67	00005	18.1974 RANCH
\$406,768	\$42,298	\$89,452	\$351,434	<b>0.255</b>	7,375	\$12.13	00005	25.4534 RANCH

2024 BIRCH SHORES ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
004-300-017-00	6690 BIRCH SHORE DR	05/21/21	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$113,100	40.83	\$256,639
004-300-021-00	6710 BIRCH SHORE DR	05/06/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$157,200	45.57	\$327,830
004-300-044-00	6633 BIRCH SHORE DR	10/05/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,000	38.33	\$162,822
<b>Totals:</b>			<b>\$802,000</b>			<b>\$802,000</b>	<b>\$339,300</b>		<b>\$747,291</b>
								<b>Sale. Ratio =&gt;</b>	<b>42.31</b>
								<b>Std. Dev. =&gt;</b>	<b>3.67</b>

004-300-013-00	6678 BIRCH SHORE DR	09/23/22	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$81,500	23.29	\$169,093
----------------	---------------------	----------	-----------	----	-----------------	-----------	----------	-------	-----------

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$70,834	\$206,166	\$149,601	1.378	1,080	\$190.89	00007	1.6834	RANCH
\$72,973	\$272,027	\$205,199	1.326	2,392	\$113.72	00007	3.5593	TWO-STORY
\$8,250	\$171,750	\$124,454	1.380	1,384	\$124.10	00007	1.8759	RANCH
	<b>\$649,943</b>	<b>\$479,254</b>			<b>\$142.90</b>		<b>0.5113</b>	
			<b>E.C.F. =&gt; 1.356</b>			<b>Std. Deviation: 0.030839</b>		
			<b>Ave. E.C.F. =&gt; 1.361</b>			<b>Ave. Variance= 2.3729</b>	<b>Coefficient of Var=&gt;</b>	<b>1.743122143</b>

\$49,555	\$300,345	\$96,246	3.121	1,248	\$240.66	00007	312.0585	ONE 1/2 STORY
----------	-----------	----------	-------	-------	----------	-------	----------	---------------

\*used 1.356 as Birch Shores ECF

2024 BASS BEACH SUBDIVISION ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
004-340-082-00	11075 LAKE ST	08/24/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$96,400	32.68	\$282,233
004-340-112-00	11043 LAKE ST	06/22/21	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$119,400	35.75	\$316,159
<b>Totals:</b>			<b>\$629,000</b>			<b>\$629,000</b>	<b>\$215,800</b>		<b>\$598,392</b>
								<b>Sale. Ratio =&gt;</b>	<b>34.31</b>
								<b>Std. Dev. =&gt;</b>	<b>2.17</b>

004-340-009-00	6048 W CUTLER RD	09/01/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$85,000	26.15	\$189,537
----------------	------------------	----------	-----------	----	-----------------	-----------	----------	-------	-----------

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$72,792	\$222,208	\$165,697	1.341	936	\$237.40	00008	1.3298	RANCH
\$98,583	\$235,417	\$172,133	1.368	1,640	\$143.55	00008	1.3298	RANCH
	<b>\$457,625</b>	<b>\$337,830</b>			<b>\$190.47</b>		<b>0.0253</b>	
		<b>E.C.F. =&gt;</b>	<b>1.355</b>		<b>Std. Deviation=&gt;</b>	<b>0.01880654</b>		
		<b>Ave. E.C.F. =&gt;</b>	<b>1.354</b>		<b>Ave. Variance=&gt;</b>	<b>1.3298</b>	<b>Coefficient of Var=&gt;</b>	<b>0.981891425</b>

\$77,016    \$247,984    \$89,020    2.786    1,008    \$246.02    00008    278.5718    ONE 1/2 STORY

\* used 1.355 as Bass Beach ECF

2024 RES SINGLEWIDE ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
004-002-007-00	11338 N BACKUS RD	02/25/22	\$38,500	WD	03-ARM'S LENGTH	\$38,500	\$21,500	55.84	\$57,844
004-003-001-50	11677 VINING RD	09/14/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$35,300	41.53	\$93,358
004-006-018-00	11899 N NIMBERGER RD	06/24/21	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$19,800	41.25	\$57,059
004-014-019-51	7236 W HC - EDMORE RD	07/27/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$19,900	36.18	\$58,868
004-030-011-20	7725 N JOHNSON RD	07/23/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$37,900	26.14	\$117,888
004-600-004-00	9911 PADEN RD	12/13/21	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$20,300	24.76	\$59,486
<b>Totals:</b>			<b>\$453,500</b>			<b>\$453,500</b>	<b>\$154,700</b>		<b>\$444,503</b>
								<b>Sale. Ratio =&gt;</b>	<b>34.11</b>
								<b>Std. Dev. =&gt;</b>	<b>11.49</b>

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$10,691	\$27,809	\$29,656	0.938	1,036	\$26.84	00009	65.6153	SINGLEWIDE
\$17,529	\$67,471	\$47,691	1.415	1,020	\$66.15	00009	17.9125	SINGLEWIDE
\$10,245	\$37,755	\$29,443	1.282	934	\$40.42	00009	31.1554	SINGLEWIDE
\$17,310	\$37,690	\$26,137	1.442	896	\$42.06	00009	15.1861	SINGLEWIDE
\$40,934	\$104,066	\$48,399	2.150	1,216	\$85.58	00009	55.6307	SINGLEWIDE
\$11,517	\$70,483	\$30,169	2.336	1,216	\$57.96	00009	74.2386	SINGLEWIDE
	<b>\$345,274</b>	<b>\$211,495</b>			<b>\$53.17</b>		<b>3.8668</b>	
		<b>E.C.F. =&gt;</b>	<b>1.633</b>		<b>Std. Deviation=&gt;</b>	<b>0.53728284</b>		
		<b>Ave. E.C.F. =&gt;</b>	<b>1.594</b>		<b>Ave. Variance=&gt;</b>	<b>43.2898</b>	<b>Coefficient of Var=&gt;</b>	<b>27.16012072</b>

\*used 1.633 as Res Singlewide ECF



2024 LAKE FOREST ECF

Parcel ID	Address	Close Date	Sale Price	Category	Condition	Net Proceeds	Commission	Ratio	Net Proceeds	Net Proceeds	
004-550-008-00	6101 JAMES DR	03/30/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$31,100	20.73	\$66,474	\$8,977	
004-550-023-00	6200 JAMES DR	01/21/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$30,000	21.43	\$108,733	\$36,737	
<b>Totals:</b>			<b>\$290,000</b>			<b>\$290,000</b>	<b>\$61,100</b>		<b>\$175,207</b>		
								<b>Sale. Ratio =&gt;</b>	<b>21.07</b>		
								<b>Std. Dev. =&gt;</b>	<b>0.49</b>		

USED 0.923

USED RESIDENTIAL ECF NBHD OF 9% INCREASE DUE TO A LACK OF SALES

Item	Value	Unit	Area	Price	Quantity	Material
\$141,023	\$46,936	3.005	960	\$146.90	00014	89.4859 DOUBLEWIDE
\$103,263	\$85,001	1.215	1,060	\$97.42	00014	89.4859 ONE 1/2 STORY
<b>\$244,286</b>	<b>\$131,938</b>			<b>\$122.16</b>		<b>25.8173</b>
E.C.F. =>	1.852	Std. Deviation=>	1.26552155			
Ave. E.C.F. =>	2.110	Ave. Variance=>	89.4859	Coefficient of Var=>	42.41638698	

2024 HONEYMOON LAKEFRONT ECF

ECF ID	Address	Close Date	Price	Days	Property Description	Asst. Price	Asst. Price	Asst. Price	Asst. Price
004-230-276-00	11601 CHANNEL DR	10/15/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$85,300	28.44	\$288,221
004-230-278-00	11577 CHANNEL DR	09/20/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$82,600	31.77	\$257,521
004-230-317-00	6255 LAKESHORE DR	09/29/21	\$299,000	WD	03-ARM'S LENGTH	\$296,010	\$121,500	41.05	\$360,577
004-230-320-00	6291 LAKESHORE DR	12/23/21	\$650,000	WD	03-ARM'S LENGTH	\$546,000	\$180,200	33.00	\$549,555
<b>Totals:</b>			<b>\$1,508,900</b>			<b>\$1,401,910</b>	<b>\$469,600</b>		<b>\$1,455,874</b>
								<b>Sale. Ratio =&gt;</b>	<b>33.50</b>
								<b>Std. Dev. =&gt;</b>	<b>5.35</b>

\* Used 1.298 as Honeymoon Heights Lakefront ECF

Area	Area	Area	E.C.F.	Area	Area	Area	Area	Area
\$33,836	\$266,064	\$186,773	1.425	1,519	\$175.16	00018	13.5302	TWO-STORY
\$69,143	\$190,857	\$138,310	1.380	1,231	\$155.04	00018	9.0695	RANCH
\$117,032	\$178,978	\$178,814	1.001	1,300	\$137.68	00018	28.8313	RANCH
\$86,453	\$459,547	\$340,016	1.352	1,662	\$276.50	00018	6.2316	RANCH
<b>\$1,095,446</b>		<b>\$843,913</b>			<b>\$186.09</b>		<b>0.8826</b>	
	<b>E.C.F. =&gt;</b>	<b>1.298</b>		<b>Std. Deviation=&gt;</b>	<b>0.19454196</b>			
	<b>Ave. E.C.F. =&gt;</b>	<b>1.289</b>		<b>Ave. Variance=&gt;</b>	<b>14.4156</b>	<b>Coefficient of Var=&gt;</b>	<b>11.18160184</b>	

2024 TOWNLINE ECF

Parcel ID	Address	Effective Date	Assessed Value	Category	Arm's Length	Market Value	Appraised Value	Ratio	Appraisal
004-001-776-14	6755 HEMLOCK CT	08/03/21	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$206,200	30.55	\$547,304
<b>Totals:</b>			<b>\$675,000</b>			<b>\$675,000</b>	<b>\$206,200</b>		<b>\$547,304</b>
								<b>Sale. Ratio =&gt;</b>	<b>30.55</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>

USED 1.160 AS ECF

USED RESIDENTIAL ECF NBHD 9% INCREASE DUE TO LACK OF SALES

\$88,152	\$586,848	\$431,129	1.361	1,639	\$358.05	00022	0.0000	RANCH
	\$586,848	\$431,129			\$358.05		0.0000	
		E.C.F. =>	1.361		Std. Deviation=>	#DIV/0!		
		Ave. E.C.F. =>	1.361		Ave. Variance=>	0.0000	Coefficient of Var=>	0