

2023 100 ECF ANALYSIS 401LK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
070-001-300-065-00	327 WEIER LN	06/18/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000
070-033-300-005-51	1745 W SHADY RIDGE TRL	08/27/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000
073-036-400-015-00	400 N LAKE ST	11/24/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000
101-005-100-010-01	2127 W TRASK LAKE RD	06/09/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000
102-280-000-011-00	1807 N JEWELL LAKE DR	11/02/20	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000
110-035-100-011-00	6690 WALKER TRL	11/02/21	\$96,000	WD	03-ARM'S LENGTH	\$86,500
111-006-100-020-12	878 W WARACK TRL	09/22/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000
113-027-300-170-03	1725 E LAKE CIRCLE DR	11/19/20	\$144,000	WD	03-ARM'S LENGTH	\$135,750
113-034-100-138-00	1455 LAKESIDE TRL	06/21/21	\$55,000	PTA	03-ARM'S LENGTH	\$55,000
114-105-000-052-00	2866 LAKEHILL DR	07/17/20	\$55,500	WD	03-ARM'S LENGTH	\$55,500
114-115-006-001-01	8506 DEER ST	02/04/21	\$208,000	WD	03-ARM'S LENGTH	\$207,900
<b>Totals:</b>			<b>\$1,783,500</b>			<b>\$1,765,650</b>

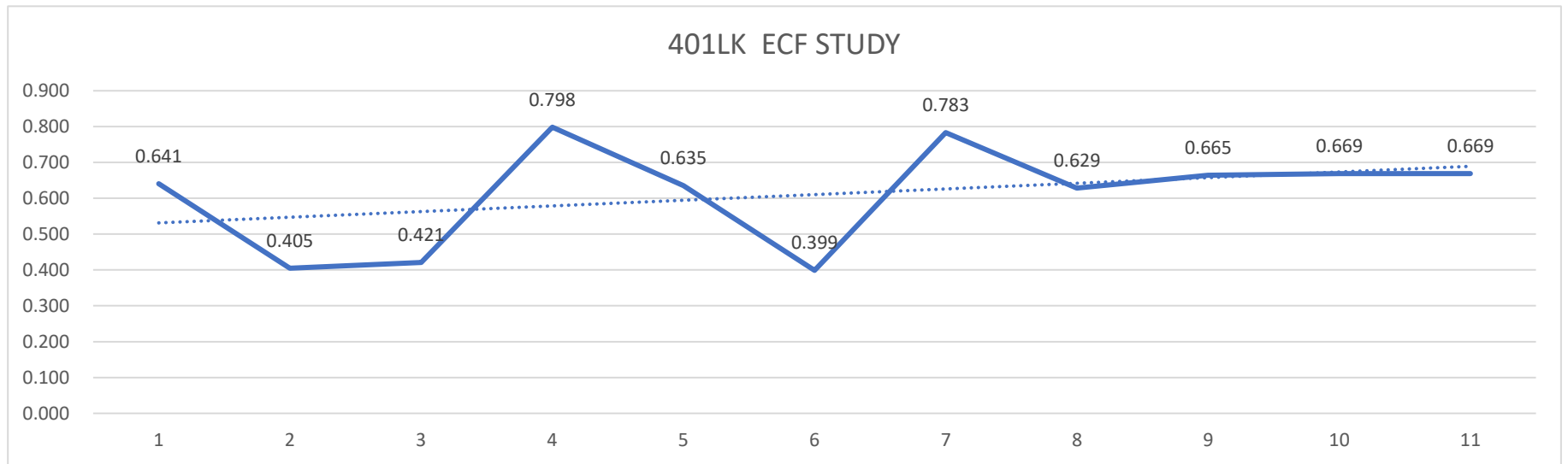
Mean	0.610285321
Standard Error	0.042610234
Median	0.640640065
Mode	#N/A
Standard Deviation	0.141322157
Sample Variance	0.019971952
Kurtosis	-0.838243865
Skewness	-0.538805386
Range	0.399628105
Minimum	0.398862331
Maximum	0.798490437
Sum	6.713138528
Count	11

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$152,500	46.92	\$366,168	\$135,750	\$189,250	\$295,408	0.641	1,641	\$115.33	401LK
\$110,100	57.95	\$263,236	\$110,837	\$79,163	\$195,383	0.405	1,344	\$58.90	401LK
\$41,600	33.28	\$156,154	\$88,517	\$36,483	\$86,714	0.421	1,933	\$18.87	401LK
\$28,100	28.10	\$90,369	\$56,915	\$43,085	\$53,958	0.798	384	\$112.20	401L
\$61,300	37.15	\$164,118	\$52,626	\$112,374	\$176,971	0.635	1,450	\$77.50	401L
\$65,100	75.26	\$154,114	\$11,823	\$74,677	\$187,225	0.399	1,884	\$39.64	401/L
\$94,000	29.38	\$312,967	\$82,575	\$237,425	\$303,147	0.783	1,890	\$125.62	401/L
\$56,900	41.92	\$160,535	\$17,145	\$118,605	\$188,671	0.629	1,456	\$81.46	401/L
\$20,800	37.82	\$56,733	\$42,931	\$12,069	\$18,161	0.665	256	\$47.14	401/L
\$24,700	44.50	\$59,710	\$24,489	\$31,011	\$46,343	0.669	660	\$46.99	401/L
\$73,800	35.50	\$230,331	\$43,604	\$164,296	\$245,693	0.669	1,859	\$88.38	401/L

<b>\$728,900</b>		<b>\$2,014,435</b>		<b>\$1,098,438</b>	<b>\$1,797,675</b>			<b>\$73.82</b>	
<b>Sale. Ratio =&gt;</b>	<b>41.28</b>				<b>E.C.F. =&gt;</b>	<b>0.611</b>		<b>Std. Deviation=&gt;</b>	<b>0.14132216</b>
<b>Std. Dev. =&gt;</b>	<b>13.78</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.610</b>		<b>Ave. Variance=&gt;</b>	<b>11.6793</b>

USE 0.610



Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
4.0275	RANCH		\$129,000	No	/ /
27.5747	RANCH		\$102,203	No	/ /
26.0187	RANCH		\$83,500	No	/ /
21.4643	RANCH		\$56,915	No	/ /
5.1136	RANCH		\$42,500	No	/ /
25.8841	RANCH		\$8,099	No	/ /
12.5497	RANCH		\$62,347	No	/ /
2.9069	RANCH		\$15,085	No	/ /
0.6870	RANCH		\$40,843	No	/ /
1.1453	RANCH		\$23,908	No	/ /
1.1000	RANCH		\$34,950	No	/ /

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**0.0747**
**Coefficient of Var=>****19.13737919**

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4

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	WATER FRONT PARCELS 401L	408	86
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	WATER FRONT PARCELS 401L	408	47
	LAKE VALUES 401LK	408	99
102-280-000-010-00, 102-280-000-037-00, 102-280-000-038-00	LAKE VALUES 401LK	408	80
	RESIDENTIAL W/LAKE	408	78
	RESIDENTIAL W/LAKE	408	94
	RESIDENTIAL W/LAKE	408	86
	RESIDENTIAL W/LAKE	408	69
	RESIDENTIAL W/LAKE	408	54
	RESIDENTIAL W/LAKE	408	88

