

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
100-001-100-007-00	3125 W TRASK LAKE RD	12/21/23	\$240,000	WD	03-ARM'S LENGTH	\$237,500
100-015-200-020-01	51 S ROSS RD	02/10/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000
100-015-300-040-00	235 S ROSS RD	04/14/23	\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000
100-016-400-015-10	420 S ROSS RD	08/26/22	\$155,000	WD	03-ARM'S LENGTH	\$140,200
100-021-100-045-11	740 S ROSS RD	07/19/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000
101-002-300-050-00	590 N BEAN HILL RD	08/26/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000
101-004-200-010-00	1716 W TRASK LAKE RD	05/05/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000
101-004-200-010-00	1716 W TRASK LAKE RD	10/30/23	\$66,900	WD	03-ARM'S LENGTH	\$66,900
101-004-200-040-00	921 JEWELL RD	10/06/22	\$22,000	WD	03-ARM'S LENGTH	\$22,000
101-004-200-045-00	911 JEWELL DR	04/13/23	\$92,000	WD	03-ARM'S LENGTH	\$92,000
101-005-200-025-00	760 N STOUT RD	08/17/23	\$190,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$190,000
101-006-100-030-01	2719 W TRASK LAKE RD	11/17/22	\$334,900	WD	03-ARM'S LENGTH	\$334,900
101-006-200-050-00	820 N O'DONNELL RD	12/09/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000
101-010-400-020-00	1224 W M-72	04/04/22	\$100,000	WD	03-ARM'S LENGTH	\$97,200
101-013-100-050-00	119 S MIDDLEBROOK RD	12/18/23	\$102,500	WD	03-ARM'S LENGTH	\$102,500
101-015-100-005-00	1123 W M-72	08/05/22	\$198,000	WD	03-ARM'S LENGTH	\$188,000
101-015-300-010-00	1770 HEPTING TRL	04/04/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900
101-019-100-100-75	640 S STOUT RD	07/10/23	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$397,500
101-019-200-045-01	2875 W DEWAR RD	06/24/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000
101-025-400-005-00	188 W PROCUNIER RD	09/26/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000
101-025-400-010-00	1300 S HUBBARD LAKE RD	04/26/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000
101-025-400-015-00	1422 S HUBBARD LAKE RD	12/07/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000
101-034-400-010-00	1985 S BEAN HILL RD	05/01/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000
101-034-400-040-00	1999 S BEAN HILL RD	08/29/22	\$254,900	WD	03-ARM'S LENGTH	\$254,900
101-035-100-030-00	625 W PROCUNIER RD	10/02/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000
101-036-300-016-00	429 W CONDON RD	12/30/22	\$127,122	WD	03-ARM'S LENGTH	\$127,122
102-120-000-042-00	915 N MILLEN DR	10/14/22	\$60,901	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,901
102-120-000-050-00	1624 JEWELL DR	10/03/23	\$25,000	WD	03-ARM'S LENGTH	\$20,000
102-190-000-003-00	1684 W TRASK LAKE RD	12/02/22	\$30,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$30,000
102-260-000-020-00	5610 W DEER TRL	09/21/22	\$18,000	WD	03-ARM'S LENGTH	\$18,000
102-280-000-082-00	942 N CORDES RD	08/14/23	\$79,000	WD	03-ARM'S LENGTH	\$79,000
102-320-000-016-00	518 N TURNER ST	10/18/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000

101-005-100-065-00	870 N GARY WOHLFEIL TRL	07/28/23	\$183,000	WD	03-ARM'S LENGTH	\$183,000
102-230-000-004-00	2037 W TRASK LAKE RD	10/07/22	\$269,000	WD	03-ARM'S LENGTH	\$269,000
102-280-000-006-00	1853 N JEWELL LAKE DR	05/17/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000
Totals:			\$4,896,123			\$4,858,523

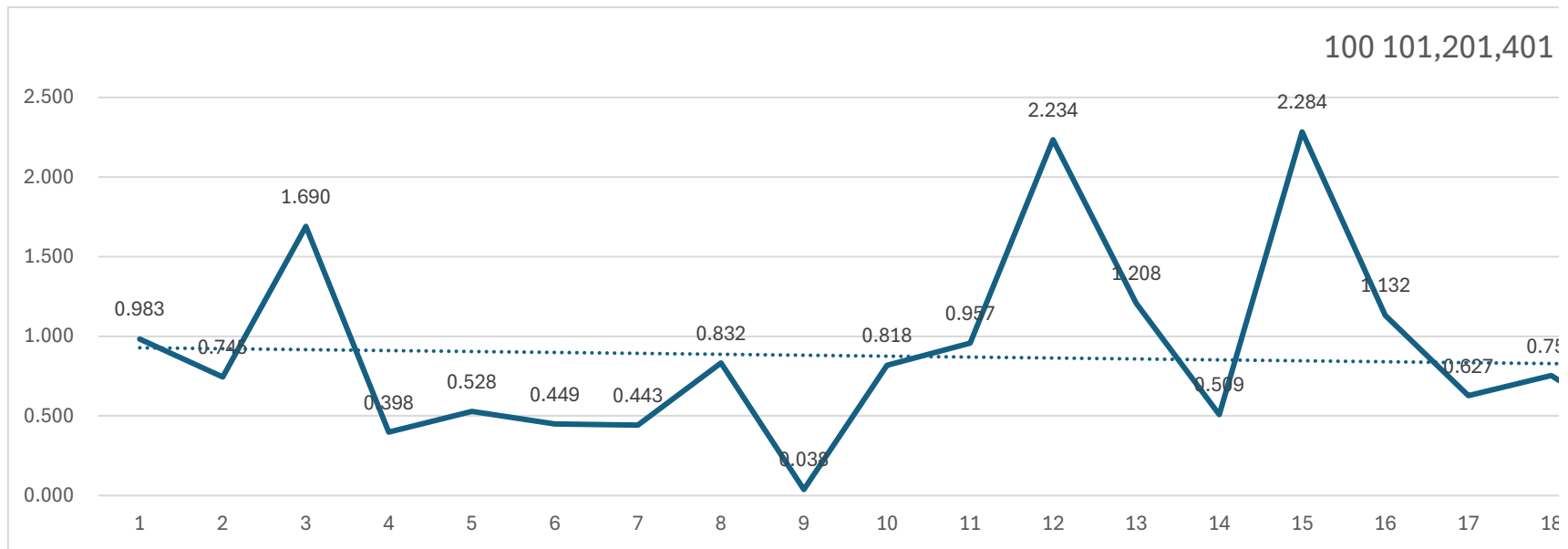
<i>Column1</i>	
Mean	0.828562606
Standard Error	0.091167362
Median	0.752903897
Mode	#N/A
Standard Deviation	0.539353384
Sample Variance	0.290902073
Kurtosis	1.221479839
Skewness	0.9526759
Range	2.245721559
Minimum	0.037849869
Maximum	2.283571429
Sum	28.99969121
Count	35

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$72,500	30.53	\$175,542	\$54,706	\$182,794	\$185,902	0.983	1,400	\$130.57
\$54,600	32.69	\$155,230	\$74,298	\$92,702	\$124,511	0.745	894	\$103.69
\$21,600	17.28	\$69,939	\$35,521	\$89,479	\$52,951	1.690	900	\$99.42
\$31,000	22.11	\$160,633	\$108,000	\$32,200	\$80,974	0.398	384	\$83.85
\$76,100	47.56	\$184,659	\$53,076	\$106,924	\$202,435	0.528	1,848	\$57.86
\$67,400	33.70	\$237,727	\$115,736	\$84,264	\$187,678	0.449	1,120	\$75.24
\$21,900	48.67	\$56,656	\$20,050	\$24,950	\$56,317	0.443	816	\$30.58
\$21,900	32.74	\$56,656	\$20,050	\$46,850	\$56,317	0.832	816	\$57.41
\$31,000	140.91	\$85,156	\$18,095	\$3,905	\$103,171	0.038	1,125	\$3.47
\$30,500	33.15	\$76,417	\$16,297	\$75,703	\$92,492	0.818	1,296	\$58.41
\$63,900	33.63	\$136,525	\$42,480	\$147,520	\$154,172	0.957	1,670	\$88.34
\$76,400	22.81	\$200,811	\$145,796	\$189,104	\$84,638	2.234	288	\$656.61
\$0	0.00	\$179,849	\$68,918	\$206,082	\$170,663	1.208	1,260	\$163.56
\$37,100	38.17	\$109,734	\$52,131	\$45,069	\$88,620	0.509	936	\$48.15
\$28,600	27.90	\$81,917	\$73,727	\$28,773	\$12,600	2.284	0	#DIV/0!
\$46,900	24.95	\$155,109	\$110,767	\$77,233	\$68,218	1.132	952	\$81.13
\$119,800	29.96	\$406,811	\$209,627	\$190,273	\$303,360	0.627	2,360	\$80.62
\$132,700	33.38	\$363,312	\$147,361	\$250,139	\$332,232	0.753	3,000	\$83.38
\$55,400	36.93	\$169,331	\$113,376	\$36,624	\$86,085	0.425	1,472	\$24.88
\$59,700	36.63	\$157,021	\$144,000	\$19,000	\$20,032	0.948	0	#DIV/0!
\$66,900	30.41	\$175,409	\$123,000	\$97,000	\$80,629	1.203	672	\$144.35
\$48,100	60.13	\$142,154	\$74,000	\$6,000	\$104,852	0.057	996	\$6.02
\$86,100	30.21	\$213,811	\$76,621	\$208,379	\$211,062	0.987	1,516	\$137.45
\$59,900	23.50	\$170,706	\$80,156	\$174,744	\$139,308	1.254	1,365	\$128.02
\$18,900	21.00	\$56,708	\$24,750	\$65,250	\$49,166	1.327	915	\$71.31
\$35,400	27.85	\$117,881	\$49,500	\$77,622	\$105,202	0.738	864	\$89.84
\$20,900	34.32	\$48,828	\$7,522	\$53,379	\$63,743	0.837	784	\$68.09
\$13,800	69.00	\$35,620	\$10,909	\$9,091	\$38,017	0.239	588	\$15.46
\$22,800	76.00	\$55,400	\$27,076	\$2,924	\$46,433	0.063	741	\$3.95
\$14,500	80.56	\$30,796	\$15,000	\$3,000	\$24,302	0.123	576	\$5.21
\$21,500	27.22	\$64,950	\$29,135	\$49,865	\$55,100	0.905	955	\$52.21
\$15,100	37.75	\$42,625	\$16,187	\$23,813	\$40,674	0.585	560	\$42.52

\$90,400	49.40	\$219,527	\$62,046	\$120,954	\$242,278	0.499	1,708	\$70.82
\$44,800	16.65	\$150,067	\$57,586	\$211,414	\$142,278	1.486	768	\$275.28
\$51,100	102.20	\$48,996	\$34,000	\$16,000	\$23,071	0.694	0	#DIV/0!

\$1,472,900		\$4,373,923		\$2,700,655	\$3,421,856			#DIV/0!
Sale. Ratio =>	30.32				E.C.F. =>	0.789		Std. Deviation=>
Std. Dev. =>	24.90				Ave. E.C.F. =>	0.823		Ave. Variance=>

USE: .60 FOR 101
 USE: .75 FOR 201
 USE: .78 FOR 401&401L



ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
401	16.0752	RANCH		\$50,035	No	//	
401	7.8002	RANCH		\$70,100	No	//	
401	86.7321	RANCH		\$35,521	No	//	100-015-200-075-00
401	42.4873	RANCH		\$108,000	No	//	
401	29.4344	RANCH		\$51,715	No	//	
401	37.3551	RANCH		\$108,000	No	//	
401	37.9503	RANCH		\$12,750	No	//	
401	0.9367	RANCH		\$12,750	No	//	
401	78.4682	RANCH		\$17,700	No	//	
401	0.4053	RANCH		\$12,000	No	//	
401	13.4321	RANCH		\$35,541			101-005-200-020-00
401	141.1724	RANCH		\$145,796	No	//	
401	38.5005	RANCH		\$67,395	No	//	
401	31.3967	RANCH		\$50,000	No	//	
401	146.1040			\$73,727	No	//	
401	30.9610	RANCH		\$105,264	No	//	
401	19.5313	RANCH		\$130,350	No	//	
401	6.9628	RANCH	BLD ON QFP	\$140,380	No	//	101-019-100-100-01
401	39.7090	RANCH		\$108,000	No	//	
401	12.5936	RANCH		\$144,000	No	//	
401	38.0506	RANCH		\$123,000	No	//	
401	76.5309	RANCH		\$74,000	No	//	
401	16.4758	RANCH		\$74,000	No	//	
401	43.1843	RANCH		\$74,000	No	//	
401	50.4601	RANCH		\$24,750	No	//	
401	8.4691	RANCH		\$49,500	No	//	
401	1.4877	RANCH		\$4,500	No	//	102-120-000-044-00
401	58.3402	RANCH		\$7,500	No	//	
401	75.9559	RANCH		\$25,461	No	//	101-004-200-005-00
401	69.9083	RANCH		\$15,000	No	//	
401	8.2459	RANCH		\$28,950	No	//	
401	23.7070	RANCH		\$15,000	No	//	

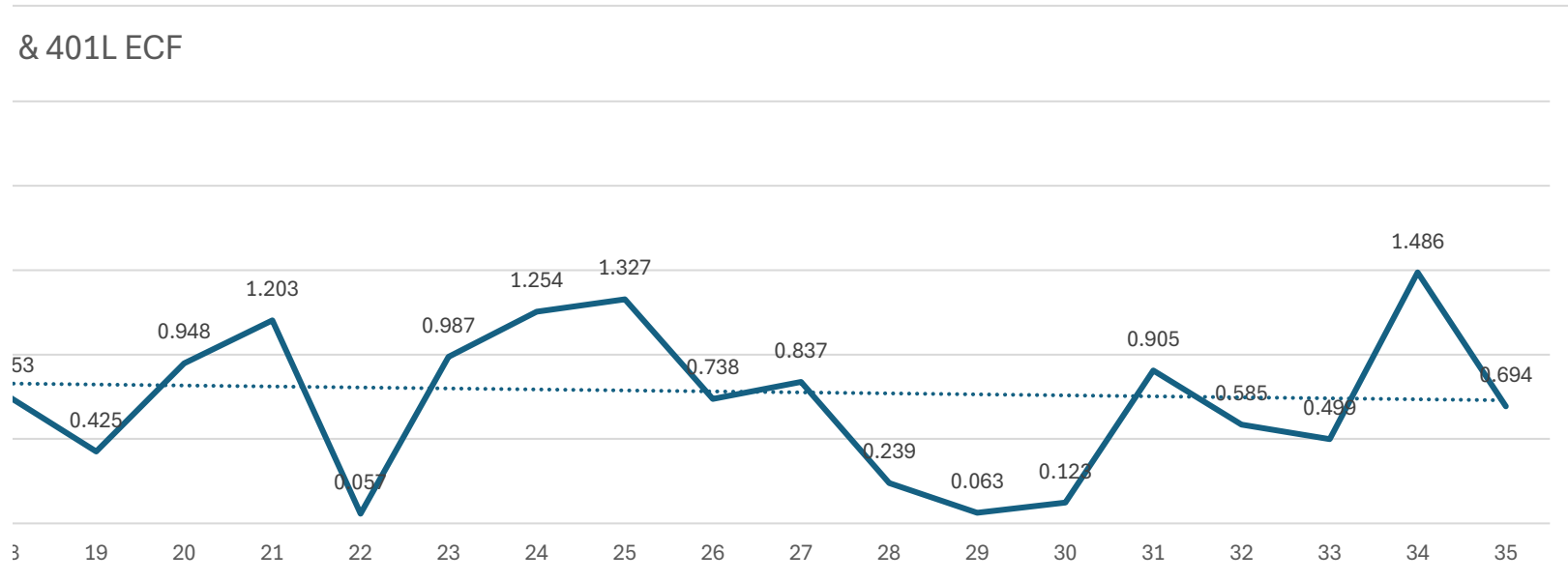
401L	#VALUE!	RANCH	\$57,461	No	//
401L	#VALUE!	RANCH	\$55,250	No	//
401L	#VALUE!	RANCH	\$34,000	No	//

3.3295

0.54862581

40.2757 Coefficient of Var=> 48.96557266

& 401L ECF



Land Table	Property Class	Building Depr.	Site Characteristics	Access
RESIDENTIAL 401	401	75		
RESIDENTIAL 401	401	87		
RESIDENTIAL 401	402	99		
RESIDENTIAL 401	401	90		
RESIDENTIAL 401	401	78		
RESIDENTIAL 401	401	86		
RESIDENTIAL 401	401	50		
RESIDENTIAL 401	401	50		
RESIDENTIAL 401	401	58		
RESIDENTIAL 401	401	56		
RESIDENTIAL 401	401	68		
RESIDENTIAL 401	401	45		
RESIDENTIAL 401	401	89		
RESIDENTIAL 401	401	62		
RESIDENTIAL 401	401	0		
RESIDENTIAL 401	401	47		
RESIDENTIAL 401	401	87		
RESIDENTIAL 401	401	65		
RESIDENTIAL 401	401	100		
RESIDENTIAL 401	401	63		
RESIDENTIAL 401	401	68		
RESIDENTIAL 401	401	55		
RESIDENTIAL 401	401	76		
RESIDENTIAL 401	401	57		
RESIDENTIAL 401	401	45		
RESIDENTIAL 401	401	67		
RESIDENTIAL 401	401	57		
RESIDENTIAL 401	401	46		
RESIDENTIAL 401	401	46		
RESIDENTIAL 401	401	36		
RESIDENTIAL 401	401	50		
RESIDENTIAL 401	401	45		

LAKE VALUES 401LK	401	78
LAKE VALUES 401LK	401	85
LAKE VALUES 401LK	401	80
