

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
111-010-100-005-01	3497 N M-65	06/30/23	\$640,000	WD	03-ARM'S LENGTH	\$640,000
111-015-100-035-00	2793 N M-65	08/02/23	\$97,000	WD	03-ARM'S LENGTH	\$97,000
111-023-200-005-00	2360 N M-65	03/21/25	\$420,000	WD	03-ARM'S LENGTH	\$420,000
111-023-300-038-00	2092 N M-65	06/22/23	\$55,000	WD	03-ARM'S LENGTH	\$52,500
111-027-100-030-00	1791 N M-65	03/31/25	\$41,000	LC	03-ARM'S LENGTH	\$41,000
112-007-200-060-00	6250 N STONEY RIDGE TRL	08/28/23	\$56,000	WD	03-ARM'S LENGTH	\$56,000
112-033-400-040-00	4057 N M-65	09/01/23	\$169,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$164,000
113-022-100-238-00	4000 W NORTHWOOD CT	09/09/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000
113-022-100-249-00	4248 N VALLEY CT	11/08/24	\$245,000	WD	03-ARM'S LENGTH	\$243,500
113-027-100-207-00	1911 WOODLAND TRL	05/28/24	\$242,000	WD	03-ARM'S LENGTH	\$242,000
113-033-100-048-00	4940 TIMBERLINE TRL	12/29/23	\$194,500	WD	03-ARM'S LENGTH	\$194,500
113-033-100-071-00	4581 WILDWOOD TRL	01/03/25	\$105,000	WD	03-ARM'S LENGTH	\$105,000
113-034-100-128-00	1191 N WOODVALE CT	10/06/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000
113-034-100-143-00	1331 LAKESIDE CT	05/24/23	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000
113-035-400-040-00	1095 N RAYMOND RD	06/07/24	\$123,700	WD	03-ARM'S LENGTH	\$123,700
113-036-400-005-00	1181 N O'DONNELL RD	08/21/23	\$319,000	WD	03-ARM'S LENGTH	\$319,000
114-101-000-033-03	162 N MCKINLEY RD	10/15/24	\$71,500	WD	03-ARM'S LENGTH	\$71,500
114-115-003-009-00	8362 DEER ST	05/16/23	\$47,500	WD	03-ARM'S LENGTH	\$47,500
114-115-007-009-00	8425 ELK ST	01/30/25	\$41,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$41,500
114-120-004-007-00	8360 CEDAR ST	07/21/23	\$66,900	WD	03-ARM'S LENGTH	\$66,900
114-120-010-005-01	8374 ALDER ST	12/09/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000
Totals:			\$3,274,600			\$3,265,600

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$310,400	48.50	\$695,061	\$501,687	\$138,313	\$302,147	0.458	2,818	\$49.08
\$67,300	69.38	\$153,971	\$14,614	\$82,386	\$217,745	0.378	1,584	\$52.01
\$138,400	32.95	\$278,089	\$192,687	\$227,313	\$133,441	1.703	1,740	\$130.64
\$34,300	65.33	\$81,679	\$16,500	\$36,000	\$101,842	0.353	1,041	\$34.58
\$19,300	47.07	\$41,083	\$10,600	\$30,400	\$47,630	0.638	793	\$38.34
\$35,100	62.68	\$84,473	\$46,332	\$9,668	\$59,595	0.162	768	\$12.59
\$65,100	39.70	\$158,479	\$135,812	\$28,188	\$36,442	0.774	576	\$48.94
\$23,900	28.12	\$59,660	\$46,044	\$38,956	\$21,275	1.831	772	\$50.46
\$93,100	38.23	\$184,086	\$53,142	\$190,358	\$210,521	0.904	1,604	\$118.68
\$83,800	34.63	\$165,905	\$45,689	\$196,311	\$193,273	1.016	1,246	\$157.55
\$70,500	36.25	\$164,538	\$47,163	\$147,337	\$183,398	0.803	1,680	\$87.70
\$46,300	44.10	\$99,439	\$51,546	\$53,454	\$74,833	0.714	1,152	\$46.40
\$52,300	87.17	\$122,716	\$48,335	\$11,665	\$116,220	0.100	1,144	\$10.20
\$52,600	40.46	\$105,263	\$68,177	\$61,823	\$59,624	1.037	768	\$80.50
\$52,700	42.60	\$104,063	\$19,032	\$104,668	\$136,706	0.766	1,474	\$71.01
\$118,400	37.12	\$278,917	\$105,456	\$213,544	\$271,033	0.788	1,624	\$131.49
\$22,800	31.89	\$45,162	\$10,722	\$60,778	\$55,370	1.098	512	\$118.71
\$15,900	33.47	\$36,905	\$5,000	\$42,500	\$49,852	0.853	675	\$62.96
\$32,100	77.35	\$69,180	\$23,204	\$18,296	\$71,838	0.255	1,148	\$15.94
\$27,000	40.36	\$66,658	\$22,284	\$44,616	\$69,334	0.643	883	\$50.53
\$29,900	46.00	\$65,333	\$26,614	\$38,386	\$60,498	0.634	672	\$57.12
\$1,391,200		\$3,060,660		\$1,774,960	\$2,472,617			\$67.88
Sale. Ratio =>	42.60				E.C.F. =>	0.718		Std. Deviation=>
Std. Dev. =>	16.12				Ave. E.C.F. =>	0.758		Ave. Variance=>

USE .53 FOR 101
USE .55 FOR 201
USE .57 FOR 301
USE .65 FOR 401

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
401	29.9825	RANCH		\$496,800	No	/ /
401	37.9233	RANCH		\$14,614	No	/ /
401	94.5885	RANCH		\$186,176	No	/ /
401	40.4104	RANCH		\$16,500	No	/ /
401	11.9335	RANCH		\$10,600	No	/ /
401	59.5365	RANCH		\$46,132	No	/ /
401	1.5908	RANCH		\$134,437	No	/ /
401	107.3477	RANCH		\$46,044	No	/ /
401	14.6632	RANCH		\$42,835	No	/ /
401	25.8125	RANCH		\$40,018	No	/ /
401	4.5779	RANCH		\$46,352	No	/ /
401	4.3280	RANCH		\$47,122	No	/ /
401	65.7223	RANCH		\$46,044	No	/ /
401	27.9292	RANCH		\$60,385	No	/ /
401	0.8052	RANCH		\$16,640	No	/ /
401	3.0298	RANCH		\$103,996	No	/ /
401	34.0082	RANCH		\$8,000	No	/ /
401	9.4939	RANCH		\$5,000	No	/ /
401	50.2906	RANCH		\$21,800	No	/ /
401	11.4102	RANCH		\$20,000	No	/ /
401	12.3097	RANCH		\$25,000	No	/ /

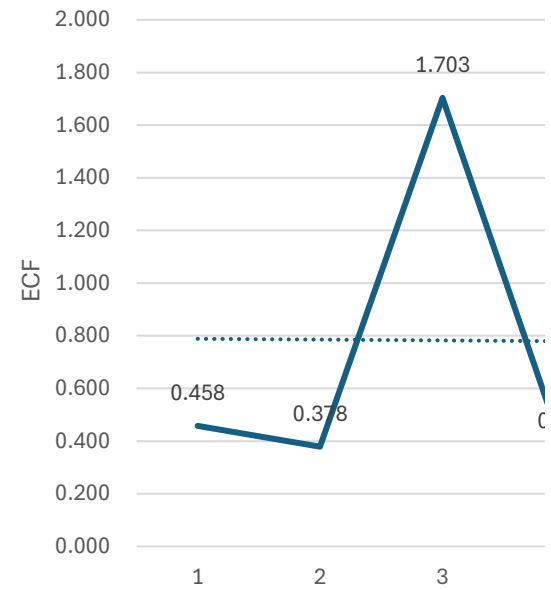
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0.43713836

30.8426 Coefficient of Var=>

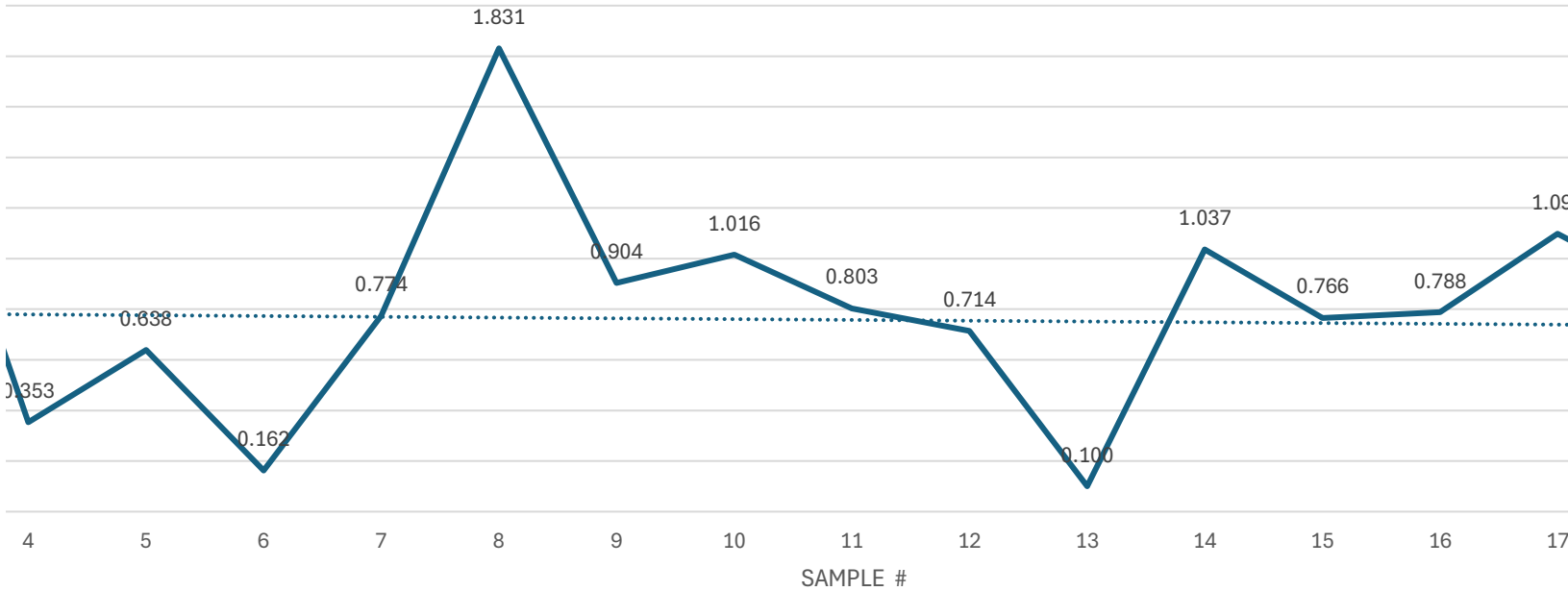
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Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply
	RESIDENTIAL 401	401	66			
	RESIDENTIAL 401	401	80			
	RESIDENTIAL 401	401	58			
	RESIDENTIAL 401	401	71			
	RESIDENTIAL 401	401	47			
	RESIDENTIAL 401	401	57			
112-034-300-015-00, 112-033-400-010-00	RESIDENTIAL 401	401	58			
	RESIDENTIAL 401	401	32			
	RESIDENTIAL 401	401	80			
	RESIDENTIAL 401	401	84			
	RESIDENTIAL 401	401	75			
	RESIDENTIAL 401	401	56			
113-034-100-142-00	RESIDENTIAL 401	401	79			
	RESIDENTIAL 401	401	68			
	RESIDENTIAL 401	401	77			
	RESIDENTIAL 401	401	86			
	RESIDENTIAL 401	401	87			
	RESIDENTIAL 401	401	46			
114-115-007-026-00	RESIDENTIAL 401	401	55			
	RESIDENTIAL 401	401	57			
	RESIDENTIAL 401	401	64			



Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership

2025 ECF STUDY FOR 110 101,201,301,401, CLASSES



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