

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
111-012-200-005-00	6375 HUBBARD LAKE TRL	11/05/24	\$276,000	WD	03-ARM'S LENGTH	\$276,000
111-015-100-035-00	2793 N M-65	08/02/23	\$97,000	WD	03-ARM'S LENGTH	\$97,000
111-018-300-025-00	2550 N WINTERGREEN TRL	07/01/24	\$68,000	PTA	03-ARM'S LENGTH	\$68,000
111-018-400-005-00	2700 LAKEHILL DR	10/07/24	\$176,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$156,000
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
111-030-300-018-00	1530 N HARDY GRADE	06/25/24	\$65,000	WD	03-ARM'S LENGTH	\$60,000
112-007-200-060-00	6250 N STONEY RIDGE TRL	08/28/23	\$56,000	WD	03-ARM'S LENGTH	\$56,000
112-011-300-005-75	6020 VANWAGONER RD	08/21/23	\$710,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$710,000
112-031-300-010-15	4254 N DOLLAR DR	06/13/23	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$195,000
112-033-400-040-00	4057 N M-65	09/01/23	\$169,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$164,000
113-018-300-005-75	5901 TOWER RD	01/07/25	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000
113-022-100-238-00	4000 W NORTHWOOD CT	09/09/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000
113-022-100-240-00	W NORTHWOOD CT	09/27/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000
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
113-027-100-208-00	1881 WOODLAND TRL	09/04/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000
113-027-200-212-00	1781 W LAKE CIRCLE DR	01/04/24	\$55,000	WD	03-ARM'S LENGTH	\$55,000
113-027-400-168-00	1601 LAKESIDE TRL	01/09/25	\$295,000	WD	03-ARM'S LENGTH	\$295,000
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
113-034-100-114-00	1365 LAKESIDE TRL	05/17/24	\$399,000	WD	03-ARM'S LENGTH	\$399,000
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
114-105-000-043-00	2898 LAKEHILL DR	07/15/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000
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:			\$6,203,600			\$6,154,600

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$310,400	48.50	\$695,061	\$501,687	\$138,313	\$302,147	0.458	2,818	\$49.08	401
\$105,600	38.26	\$211,005	\$194,974	\$81,026	\$25,773	3.144	456	\$177.69	401
\$67,300	69.38	\$153,971	\$14,614	\$82,386	\$217,745	0.378	1,584	\$52.01	401
\$58,300	85.74	\$115,817	\$56,963	\$11,037	\$79,211	0.139	1,809	\$6.10	401/L
\$67,000	42.95	\$153,155	\$67,960	\$88,040	\$112,099	0.785	624	\$141.09	401/L
\$138,400	32.95	\$278,089	\$192,687	\$227,313	\$133,441	1.703	1,740	\$130.64	401
\$34,300	65.33	\$81,679	\$16,500	\$36,000	\$101,842	0.353	1,041	\$34.58	401
\$19,300	47.07	\$41,083	\$10,600	\$30,400	\$47,630	0.638	793	\$38.34	401
\$32,800	54.67	\$65,317	\$40,857	\$19,143	\$44,473	0.430	980	\$19.53	401MH
\$35,100	62.68	\$84,473	\$46,332	\$9,668	\$59,595	0.162	768	\$12.59	401
\$0	0.00	\$99,393	\$5,996	\$704,004	\$145,933	4.824	2,065	\$340.92	401
\$67,600	34.67	\$155,221	\$101,223	\$93,777	\$72,676	1.290	576	\$162.81	401/L
\$65,100	39.70	\$158,479	\$135,812	\$28,188	\$36,442	0.774	576	\$48.94	401
\$143,800	35.95	\$292,699	\$253,200	\$146,800	\$69,296	2.118	924	\$158.87	401MH
\$23,900	28.12	\$59,660	\$46,044	\$38,956	\$21,275	1.831	772	\$50.46	401
\$24,700	54.89	\$49,361	\$41,349	\$3,651	\$14,567	0.251	864	\$4.23	401MH
\$93,100	38.23	\$184,086	\$53,142	\$190,358	\$210,521	0.904	1,604	\$118.68	401
\$83,800	34.63	\$165,905	\$45,689	\$196,311	\$193,273	1.016	1,246	\$157.55	401
\$25,100	50.20	\$50,088	\$41,018	\$8,982	\$16,491	0.545	696	\$12.91	401MH
\$23,200	42.18	\$59,453	\$48,953	\$6,047	\$18,421	0.328	684	\$8.84	401MH
\$108,300	36.71	\$233,693	\$93,849	\$201,151	\$184,005	1.093	1,568	\$128.29	401/L
\$70,500	36.25	\$164,538	\$47,163	\$147,337	\$183,398	0.803	1,680	\$87.70	401
\$46,300	44.10	\$99,439	\$51,546	\$53,454	\$74,833	0.714	1,152	\$46.40	401
\$66,100	16.57	\$132,238	\$42,100	\$356,900	\$144,916	2.463	1,478	\$241.47	401
\$52,300	87.17	\$122,716	\$48,335	\$11,665	\$116,220	0.100	1,144	\$10.20	401
\$52,600	40.46	\$105,263	\$68,177	\$61,823	\$59,624	1.037	768	\$80.50	401
\$52,700	42.60	\$104,063	\$19,032	\$104,668	\$136,706	0.766	1,474	\$71.01	401
\$118,400	37.12	\$278,917	\$105,456	\$213,544	\$271,033	0.788	1,624	\$131.49	401
\$22,800	31.89	\$45,162	\$10,722	\$60,778	\$55,370	1.098	512	\$118.71	401
\$0	0.00	\$201,394	\$57,685	\$122,315	\$189,091	0.647	975	\$125.45	401/L
\$15,900	33.47	\$36,905	\$5,000	\$42,500	\$49,852	0.853	675	\$62.96	401
\$32,100	77.35	\$69,180	\$23,204	\$18,296	\$71,838	0.255	1,148	\$15.94	401

\$27,000	40.36	\$66,658	\$22,284	\$44,616	\$69,334	0.643	883	\$50.53	401
\$29,900	46.00	\$65,333	\$26,614	\$38,386	\$60,498	0.634	672	\$57.12	401
\$2,113,700		\$4,879,494		\$3,617,833	\$3,589,570			\$86.87	
Sale. Ratio =>	34.34				E.C.F. =>	1.008		Std. Deviation=>	0.956882
Std. Dev. =>	19.25				Ave. E.C.F. =>	0.999		Ave. Variance=>	62.5175

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
54.1284	RANCH		\$496,800	No	//	
214.4743	RANCH		\$192,000	No	//	
62.0692	RANCH		\$14,614	No	//	
85.9715	RANCH		\$56,963	No	//	
21.3672	RANCH		\$64,395	No	//	111-018-400-010-00
70.4426	RANCH		\$186,176	No	//	
64.5563	RANCH		\$16,500	No	//	
36.0794	RANCH		\$10,600	No	//	
56.8608	MOBILE HOME		\$40,053	No	//	
83.6824	RANCH		\$46,132	No	//	
382.5114	RANCH	BLD ON QFP	\$0	No	//	112-011-300-005-00
29.1299	RANCH		\$98,970	No	//	112-031-300-010-14
22.5551	RANCH		\$134,437	No	//	112-034-300-015-00, 112-033-400-010-00
111.9382	MOBILE HOME	BLD ON QFP	\$253,200	No	//	113-018-300-040-00, 113-018-300-005-05
83.2018	RANCH		\$46,044	No	//	
74.8421	MOBILE HOME		\$40,018	No	//	
9.4827	RANCH		\$42,835	No	//	
1.6666	RANCH		\$40,018	No	//	
45.4387	MOBILE HOME		\$40,018	No	//	
67.0785	MOBILE HOME		\$46,022	No	//	
9.4130	RANCH		\$82,696	No	//	
19.5680	RANCH		\$46,352	No	//	
28.4739	RANCH		\$47,122	No	//	
146.3748	RANCH		\$42,100	No	//	
89.8681	RANCH		\$46,044	No	//	
3.7834	RANCH		\$60,385	No	//	113-034-100-142-00
23.3407	RANCH		\$16,640	No	//	
21.1161	RANCH		\$103,996	No	//	
9.8624	RANCH		\$8,000	No	//	
35.2193	RANCH		\$52,800	No	//	
14.6520	RANCH		\$5,000	No	//	
74.4365	RANCH		\$21,800	No	//	114-115-007-026-00

35.5561	RANCH	\$20,000	No	/ /
36.4555	RANCH	\$25,000	No	/ /

0.8823

Coefficient of Var=> 62.57692859

Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
RESIDENTIAL 401	401	66					
RESIDENTIAL 401	401	46					
RESIDENTIAL 401	401	80					
RESIDENTIAL W/LAKE	401	90					
RESIDENTIAL W/LAKE	401	74					
RESIDENTIAL 401	401	58					
RESIDENTIAL 401	401	71					
RESIDENTIAL 401	401	47					
RESIDENTIAL 401	401	46					
RESIDENTIAL 401	401	57					
RESIDENTIAL 401	401	54					
RESIDENTIAL W/LAKE	401	74					
RESIDENTIAL 401	401	58					
RESIDENTIAL 401	401	64					
RESIDENTIAL 401	401	32					
RESIDENTIAL 401	401	35					
RESIDENTIAL 401	401	80					
RESIDENTIAL 401	401	84					
RESIDENTIAL 401	401	35					
RESIDENTIAL 401	401	35					
RESIDENTIAL W/LAKE	401	69					
RESIDENTIAL 401	401	75					
RESIDENTIAL 401	401	56					
RESIDENTIAL 401	401	57					
RESIDENTIAL 401	401	79					
RESIDENTIAL 401	401	68					
RESIDENTIAL 401	401	77					
RESIDENTIAL 401	401	86					
RESIDENTIAL 401	401	87					
RESIDENTIAL W/LAKE	401	88					
RESIDENTIAL 401	401	46					
RESIDENTIAL 401	401	55					

RESIDENTIAL 401	401	57
RESIDENTIAL 401	401	64

[illegible]

