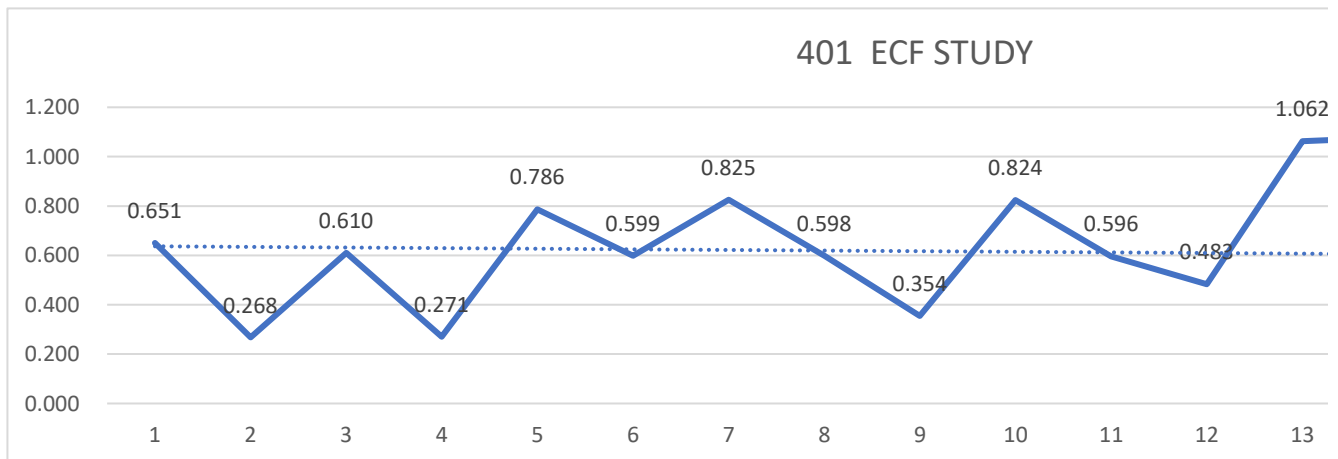


Parcel Number	Street Address	Sale Date	Sale Price	Instr.
110-007-200-005-00	488 N PINE TRL	09/08/21	\$145,000	WD
111-001-100-006-01	6490 HUBBARD LAKE TRL	11/06/20	\$280,000	WD
111-001-100-006-01	6490 HUBBARD LAKE TRL	01/07/22	\$325,000	WD
111-004-100-060-00	3503 N M-65	02/15/21	\$85,000	WD
111-012-300-010-00	3018 N REEVES RD	11/17/20	\$215,000	WD
111-015-100-035-00	2793 N M-65	07/26/21	\$130,000	WD
111-023-300-038-00	2092 N M-65	06/15/21	\$62,000	WD
111-023-300-080-00	6692 W TOWER RD	08/18/20	\$220,000	WD
111-029-100-020-30		11/20/20	\$37,000	WD
111-029-100-020-35	4390 HUNTER'S TR	07/27/21	\$65,000	WD
111-029-100-020-50	4310 SERVICE RD	11/05/20	\$67,500	WD
112-003-200-040-00	6700 NICOLE LANE	09/24/20	\$325,000	WD
112-004-200-005-00	7987 W DOCTORS CLUB RD	07/14/21	\$349,900	WD
112-010-100-010-00	7600 FRUCHEY RANCH RD	07/02/21	\$205,000	WD
112-031-100-005-00	8573 MCCOLLUM LAKE RD	11/13/20	\$158,000	WD
112-035-200-025-01	6750 CROWELL RD	01/20/21	\$436,000	WD
113-021-100-004-02	4700 W ALTBOCK TRAIL	06/22/21	\$200,000	WD
113-022-100-225-00	3920 BEAVER RUN	05/04/21	\$185,000	WD
113-027-200-210-02	1861 W LAKE CIRCLE DR	12/17/21	\$138,000	WD
113-027-200-217-00	4364 W FOOTHILL CT	02/15/21	\$126,000	WD
113-033-100-027-00	LAKESIDE TRL	10/08/20	\$40,000	WD
113-033-100-041-00	4925 DEERFIELD TRL	03/11/22	\$42,000	WD
113-033-100-048-00	4940 TIMBERLINE TRL	11/04/20	\$120,000	WD
113-033-100-097-00	4585 TIMBERLINE CT	12/20/21	\$125,000	WD
114-101-000-022-01	201 N MCKINLEY RD	09/14/21	\$42,000	WD
114-120-010-005-01	8374 ALDER ST	10/10/20	\$55,000	WD
Totals:			\$4,178,400	

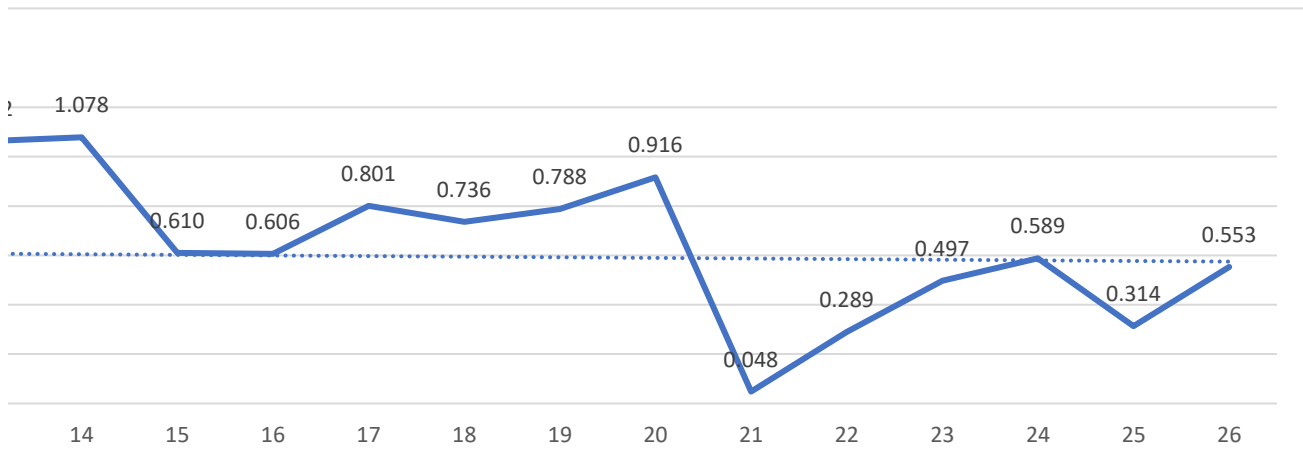
Mean	0.605909892
Standard Error	0.049027202
Median	0.602731595
Mode	#N/A
Standard Deviation	0.249990662
Sample Variance	0.062495331
Kurtosis	-0.076109536
Skewness	-0.145938066
Range	1.030134394
Minimum	0.048297083
Maximum	1.078431477
Sum	15.75365719
Count	26

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$143,000	\$52,700	36.85	\$140,603
03-ARM'S LENGTH	\$280,000	\$154,300	55.11	\$327,599
03-ARM'S LENGTH	\$325,000	\$153,700	47.29	\$327,599
03-ARM'S LENGTH	\$82,500	\$42,800	51.88	\$96,300
03-ARM'S LENGTH	\$215,000	\$85,800	39.91	\$202,366
03-ARM'S LENGTH	\$130,000	\$56,300	43.31	\$136,200
03-ARM'S LENGTH	\$62,000	\$21,900	35.32	\$49,297
03-ARM'S LENGTH	\$220,000	\$93,600	42.55	\$225,393
03-ARM'S LENGTH	\$37,000	\$23,200	62.70	\$50,144
19-MULTI PARCEL ARM'S LENGTH	\$65,000	\$24,700	38.00	\$54,179
03-ARM'S LENGTH	\$67,350	\$26,300	39.05	\$70,005
19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$177,100	54.49	\$363,115
03-ARM'S LENGTH	\$349,900	\$141,200	40.35	\$300,384
03-ARM'S LENGTH	\$205,000	\$80,500	39.27	\$170,816
03-ARM'S LENGTH	\$158,000	\$57,700	36.52	\$161,583
19-MULTI PARCEL ARM'S LENGTH	\$436,000	\$211,500	48.51	\$439,150
03-ARM'S LENGTH	\$200,000	\$80,900	40.45	\$176,228
19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$62,600	33.84	\$166,332
03-ARM'S LENGTH	\$138,000	\$49,200	35.65	\$112,448
03-ARM'S LENGTH	\$121,000	\$34,000	28.10	\$95,434
03-ARM'S LENGTH	\$40,000	\$33,800	84.50	\$81,902
03-ARM'S LENGTH	\$42,000	\$19,600	46.67	\$49,625
03-ARM'S LENGTH	\$120,000	\$52,400	43.67	\$142,260
03-ARM'S LENGTH	\$125,000	\$54,800	43.84	\$131,178
03-ARM'S LENGTH	\$29,255	\$22,100	75.54	\$50,449
03-ARM'S LENGTH	\$45,000	\$15,500	34.44	\$49,328
	\$4,146,005	\$1,828,200		\$4,169,917
		Sale. Ratio =>	44.10	
		Std. Dev. =>	12.81	



Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$67,010	\$75,990	\$116,814	0.651	1,368	\$55.55	401
\$244,866	\$35,134	\$131,322	0.268	1,320	\$26.62	401
\$244,866	\$80,134	\$131,322	0.610	1,320	\$60.71	401
\$72,076	\$10,424	\$38,451	0.271	448	\$23.27	401
\$151,478	\$63,522	\$80,775	0.786	658	\$96.54	401
\$9,435	\$120,565	\$201,214	0.599	1,584	\$76.11	401
\$8,250	\$53,750	\$65,154	0.825	1,041	\$51.63	401
\$119,117	\$100,883	\$168,692	0.598	1,268	\$79.56	401
\$20,102	\$16,898	\$47,686	0.354	600	\$28.16	401
\$19,125	\$45,875	\$55,641	0.824	768	\$59.73	401
\$20,650	\$46,700	\$78,341	0.596	624	\$74.84	401
\$199,504	\$125,496	\$259,700	0.483	2,715	\$46.22	401
\$228,196	\$121,704	\$114,584	1.062	1,740	\$69.94	401
\$122,791	\$82,209	\$76,230	1.078	1,266	\$64.94	401
\$49,430	\$108,570	\$178,021	0.610	1,945	\$55.82	401
\$355,500	\$80,500	\$132,778	0.606	1,636	\$49.21	401
\$88,500	\$111,500	\$139,251	0.801	1,012	\$110.18	401
\$63,319	\$121,681	\$165,413	0.736	2,320	\$52.45	401
\$10,562	\$127,438	\$161,724	0.788	1,144	\$111.40	401
\$39,143	\$81,857	\$89,351	0.916	576	\$142.11	401
\$36,521	\$3,479	\$72,033	0.048	1,260	\$2.76	401
\$35,521	\$6,479	\$22,387	0.289	300	\$21.60	401
\$36,579	\$83,421	\$167,748	0.497	1,680	\$49.66	401
\$37,080	\$87,920	\$149,362	0.589	1,272	\$69.12	401
\$8,214	\$21,041	\$67,040	0.314	1,176	\$17.89	401
\$13,996	\$31,004	\$56,083	0.553	672	\$46.14	401
\$1,844,174		\$2,967,116		\$59.31		
			E.C.F. =>	0.622	Std. Deviation=>	0.24999066
			Ave. E.C.F. =>	0.606	Ave. Variance=>	18.5918

USE .622 ECF



Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
4.4610	RANCH		\$63,500	No	/ /
33.8369	RANCH		\$240,640	No	/ /
0.4299	RANCH		\$240,640	No	/ /
33.4810	RANCH		\$68,273	No	/ /
18.0501	RANCH		\$151,478	No	/ /
0.6723	RANCH		\$9,435	No	/ /
21.9059	RANCH		\$8,250	No	/ /
0.7879	RANCH		\$115,500	No	/ /
25.1548	RANCH		\$20,102	No	/ /
21.8568	RANCH		\$19,125	No	/ /
0.9800	RANCH		\$20,136	No	/ /
12.2675	RANCH		\$193,991	No	/ /
45.6227	RANCH		\$224,096	No	/ /
47.2522	RANCH		\$115,500	No	/ /
0.3963	RANCH		\$35,442	No	/ /
0.0366	RANCH		\$350,739	No	/ /
19.4804	RANCH		\$88,500	No	/ /
12.9711	RANCH		\$54,536	No	/ /
18.2088	RANCH		\$10,562	No	/ /
31.0221	RANCH		\$35,972	No	/ /
55.7613	RANCH		\$35,521	No	/ /
31.6505	RANCH		\$35,521	No	/ /
10.8609	RANCH		\$35,828	No	/ /
1.7273	RANCH		\$35,521	No	/ /
29.2051	RANCH		\$7,500	No	/ /
5.3082	RANCH		\$12,500	No	/ /

1.5628

Coefficient of Var=> 30.68414578

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	RESIDENTIAL 401	401	69
	RESIDENTIAL 401	401	61
	RESIDENTIAL 401	401	61
	RESIDENTIAL 401	401	85
	RESIDENTIAL 401	401	80
	RESIDENTIAL 401	401	80
	RESIDENTIAL 401	401	49
	RESIDENTIAL 401	401	79
	RESIDENTIAL 401	401	74
111-029-100-005-35, 111-029-100-005-45, 111-029-100-020-	RESIDENTIAL 401	401	75
	RESIDENTIAL 401	401	89
112-003-300-010-00, 112-003-300-020-00	RESIDENTIAL 401	401	80
	RESIDENTIAL 401	401	46
	RESIDENTIAL 401	401	46
	RESIDENTIAL 401	401	79
112-035-200-025-00, 112-035-100-010-00, 112-035-200-040-	RESIDENTIAL 401	401	75
	RESIDENTIAL 401	401	94
113-022-100-224-00	RESIDENTIAL 401	401	53
	RESIDENTIAL 401	401	96
	RESIDENTIAL 401	401	90
	RESIDENTIAL 401	401	55
	RESIDENTIAL 401	401	45
	RESIDENTIAL 401	401	74
	RESIDENTIAL 401	401	76
	RESIDENTIAL 401	401	54
	RESIDENTIAL 401	401	64