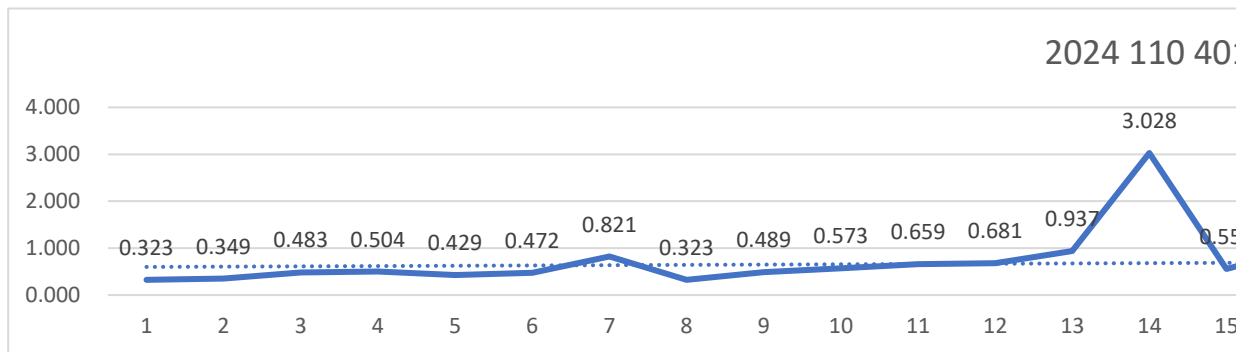


Parcel Number	Street Address	Sale Date	Sale Price	Instr.
110-007-200-005-00	488 N PINE TRL	09/08/21	\$145,000	WD
111-001-100-006-01	6490 HUBBARD LAKE TRL	01/07/22	\$325,000	WD
111-015-100-020-00	2815 N M-65	09/27/22	\$112,000	WD
111-015-100-035-00	2793 N M-65	07/26/21	\$130,000	WD
111-017-400-065-00	8150 W M-72	05/16/22	\$140,000	WD
111-023-300-038-00	2092 N M-65	06/15/21	\$62,000	WD
111-023-300-038-00	2092 N M-65	10/14/22	\$98,000	WD
111-029-100-005-20	HARDY GRADE	09/06/22	\$50,000	WD
111-031-200-007-00	1478 N HARDY GRADE	10/07/22	\$73,000	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
112-030-200-005-00	8716 MCCOLLUM LAKE RD	09/30/22	\$350,000	WD
112-032-300-030-00		11/03/22	\$210,000	WD
113-017-200-020-00		04/29/22	\$105,000	WD
113-021-100-004-02	4700 ALTBOCK TRL	06/22/21	\$200,000	WD
113-021-100-005-75	4750 W SAUGET TRL	05/03/22	\$445,000	WD
113-022-100-225-00	3920 BEAVER RUN	05/04/21	\$185,000	WD
113-022-100-247-00	2458 CHINWHISKER TRL	03/11/22	\$460,000	WD
113-027-100-194-00	1700 WOODLAND TRL	01/31/23	\$185,000	WD
113-027-100-195-00	1880 WOODLAND TRL	04/08/22	\$188,500	WD
113-027-200-210-02	1861 W LAKE CIRCLE DR	12/17/21	\$138,000	WD
113-027-200-210-02	1861 W LAKE CIRCLE DR	05/20/22	\$165,000	WD
113-032-100-022-00	5210 BRIARDALE CT N	08/18/22	\$50,000	WD
113-033-100-070-00	4601 W WILDWOOD TRL	04/28/22	\$159,900	WD
113-033-100-097-00	4585 TIMBERLINE CT	12/20/21	\$125,000	WD
114-101-000-001-00	11 N MCKINLEY RD	06/29/22	\$74,900	WD
114-101-000-022-01	201 N MCKINLEY RD	09/14/21	\$42,000	WD
114-101-000-027-00	212 N MCKINLEY RD	01/19/23	\$40,000	WD
114-101-000-033-03	162 N MCKINLEY RD	09/08/22	\$58,000	WD
114-130-000-093-00	1550 WHIPPOORWILL DR	05/09/22	\$85,000	WD
Totals:			\$4,956,200	

Column1

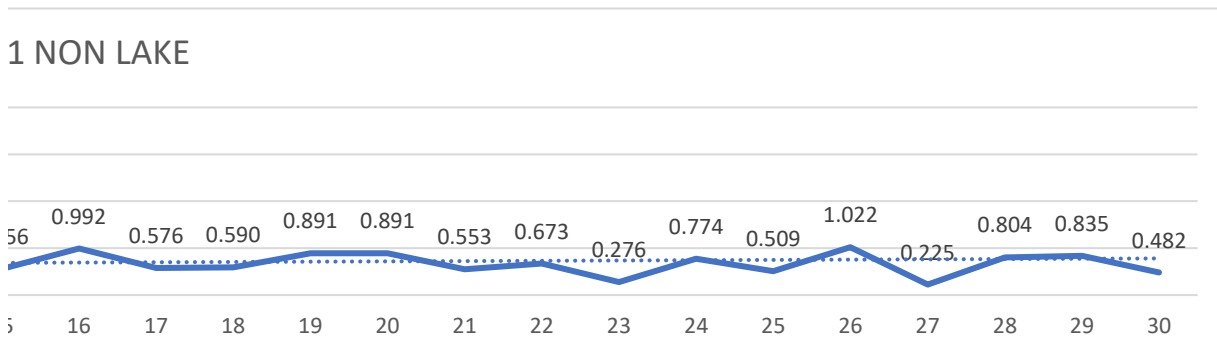
Mean	0.69067457	Skewness	3.868337478
Standard Error	0.089845977	Range	2.8031533
Median	0.57479996	Minimum	0.224515333
Mode	#N/A	Maximum	3.027668633
Standard Deviation	0.492106682	Sum	20.7202371
Sample Variance	0.242168986	Count	30
Kurtosis	18.36138745		

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$121,600	\$52,700	43.34	\$161,440
03-ARM'S LENGTH	\$325,000	\$153,700	47.29	\$364,215
03-ARM'S LENGTH	\$112,000	\$57,200	51.07	\$140,255
03-ARM'S LENGTH	\$123,400	\$56,300	45.62	\$149,462
03-ARM'S LENGTH	\$140,000	\$76,700	54.79	\$188,043
03-ARM'S LENGTH	\$62,000	\$21,900	35.32	\$77,469
03-ARM'S LENGTH	\$98,000	\$22,500	22.96	\$77,469
03-ARM'S LENGTH	\$50,000	\$22,900	45.80	\$59,237
03-ARM'S LENGTH	\$70,900	\$29,700	41.89	\$78,762
03-ARM'S LENGTH	\$349,900	\$141,200	40.35	\$357,850
03-ARM'S LENGTH	\$205,000	\$80,500	39.27	\$201,593
03-ARM'S LENGTH	\$350,000	\$142,200	40.63	\$338,867
03-ARM'S LENGTH	\$200,000	\$52,500	26.25	\$163,501
19-MULTI PARCEL ARM'S LENGTH	\$105,000	\$27,500	26.19	\$64,589
03-ARM'S LENGTH	\$200,000	\$80,900	40.45	\$210,395
19-MULTI PARCEL ARM'S LENGTH	\$445,000	\$179,600	40.36	\$359,206
19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$76,200	41.19	\$193,294
19-MULTI PARCEL ARM'S LENGTH	\$385,000	\$159,200	41.35	\$392,039
03-ARM'S LENGTH	\$185,000	\$57,300	30.97	\$145,597
03-ARM'S LENGTH	\$188,500	\$56,500	29.97	\$143,626
03-ARM'S LENGTH	\$138,000	\$49,200	35.65	\$153,551
03-ARM'S LENGTH	\$165,000	\$51,100	30.97	\$153,551
03-ARM'S LENGTH	\$50,000	\$22,800	45.60	\$62,480
03-ARM'S LENGTH	\$159,900	\$0	0.00	\$136,572
03-ARM'S LENGTH	\$125,000	\$54,800	43.84	\$143,408
19-MULTI PARCEL ARM'S LENGTH	\$74,900	\$20,700	27.64	\$49,886
03-ARM'S LENGTH	\$29,255	\$22,100	75.54	\$58,419
19-MULTI PARCEL ARM'S LENGTH	\$40,000	\$13,200	33.00	\$31,622
03-ARM'S LENGTH	\$57,600	\$15,800	27.43	\$45,657
19-MULTI PARCEL ARM'S LENGTH	\$81,000	\$41,700	51.48	\$100,455
	\$4,821,955	\$1,838,600		\$4,802,510
		Sale. Ratio =>	38.13	
		Std. Dev. =>	12.85	



Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$78,460	\$43,140	\$133,408	0.323	1,368	\$31.54	401
\$274,821	\$50,179	\$143,720	0.349	1,320	\$38.01	401
\$13,743	\$98,257	\$203,395	0.483	2,624	\$37.45	401
\$12,405	\$110,995	\$220,349	0.504	1,584	\$70.07	401
\$33,582	\$106,418	\$248,330	0.429	2,232	\$47.68	401
\$13,200	\$48,800	\$103,326	0.472	1,041	\$46.88	401
\$13,200	\$84,800	\$103,326	0.821	1,041	\$81.46	401
\$40,000	\$10,000	\$30,928	0.323	576	\$17.36	401
\$41,895	\$29,005	\$59,272	0.489	576	\$50.36	401
\$256,104	\$93,796	\$163,579	0.573	1,740	\$53.91	401
\$143,823	\$61,177	\$92,878	0.659	1,266	\$48.32	401
\$221,173	\$128,827	\$189,219	0.681	1,732	\$74.38	401
\$91,445	\$108,555	\$115,846	0.937	1,176	\$92.31	401
\$60,599	\$44,401	\$14,665	3.028	192	\$231.26	401
\$112,000	\$88,000	\$158,191	0.556	1,012	\$86.96	401
\$209,788	\$235,212	\$237,171	0.992	2,128	\$110.53	401
\$80,654	\$104,346	\$181,093	0.576	2,320	\$44.98	401
\$256,941	\$128,059	\$217,199	0.590	1,064	\$120.36	401
\$54,635	\$130,365	\$146,241	0.891	1,248	\$104.46	401
\$40,018	\$148,482	\$166,572	0.891	1,260	\$117.84	401
\$13,875	\$124,125	\$224,559	0.553	1,144	\$108.50	401
\$13,875	\$151,125	\$224,559	0.673	1,144	\$132.10	401
\$40,018	\$9,982	\$36,113	0.276	384	\$25.99	401
\$41,050	\$118,850	\$153,572	0.774	1,456	\$81.63	401
\$41,726	\$83,274	\$163,476	0.509	1,272	\$65.47	401
\$10,948	\$63,952	\$62,601	1.022	836	\$76.50	401
\$12,782	\$16,473	\$73,371	0.225	1,176	\$14.01	401
\$3,000	\$37,000	\$46,016	0.804	932	\$39.70	401
\$10,762	\$46,838	\$56,101	0.835	512	\$91.48	401
\$14,077	\$66,923	\$138,871	0.482	1,232	\$54.32	401
	\$2,571,356	\$4,107,951			\$73.19	
		E.C.F. =>	0.626		Std. Deviation=>	0.492106682
		Ave. E.C.F. =>	0.691		Ave. Variance=>	27.2513

USE .622



Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
36.7307	RANCH		\$74,950	No	//
34.1531	RANCH		\$270,192	No	//
20.7591	RANCH		\$11,250	No	//
18.6951	RANCH		\$12,405	No	//
26.2139	RANCH		\$31,810	No	//
21.8385	RANCH		\$13,200	No	//
13.0026	RANCH		\$13,200	No	//
36.7339	RANCH		\$40,000	No	//
20.1318	RANCH		\$40,035	No	//
11.7275	RANCH		\$251,616	No	//
3.1992	RANCH		\$136,000	No	//
0.9838	RANCH		\$219,392	No	//
24.6391	RANCH		\$88,168	No	//
233.6994	RANCH		\$60,599	No	//
13.4386	RANCH		\$112,000	No	//
30.1064		BLD ON QFP	\$183,681	No	//
11.4474	RANCH		\$71,042	No	//
10.1083	RANCH		\$254,901	No	//
20.0764	RANCH		\$40,018	No	//
20.0722	RANCH		\$40,018	No	//
13.7926	RANCH		\$13,875	No	//
1.7690	RANCH		\$13,875	No	//
41.4261	RANCH		\$40,018	No	//
8.3228	RANCH		\$41,050	No	//
18.1278	RANCH		\$40,018	No	//
33.0902	RANCH		\$6,000	No	//
46.6159	RANCH		\$12,000	No	//
11.3392	RANCH		\$3,000	No	//
14.4208	RANCH		\$8,000	No	//
20.8768	RANCH		\$14,077	No	//

6.4728

Coefficient of Var=> 39.45602496

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	RESIDENTIAL 401	401	72
	RESIDENTIAL 401	401	61
	RESIDENTIAL 401	401	73
	RESIDENTIAL 401	401	80
	RESIDENTIAL 401	401	51
	RESIDENTIAL 401	401	71
	RESIDENTIAL 401	401	71
	RESIDENTIAL 401	401	45
	RESIDENTIAL 401	401	58
	RESIDENTIAL 401	401	60
	RESIDENTIAL 401	401	46
	RESIDENTIAL 401	401	82
	RESIDENTIAL 401	401	75
	RESIDENTIAL 401	401	91
	RESIDENTIAL 401	401	94
113-021-100-005-01	RESIDENTIAL 401	401	75
113-022-100-224-00	RESIDENTIAL 401	401	53
113-021-100-005-05, 113-015-300-010-10	RESIDENTIAL 401	401	80
	RESIDENTIAL 401	401	77
	RESIDENTIAL 401	401	94
	RESIDENTIAL 401	401	98
	RESIDENTIAL 401	401	98
	RESIDENTIAL 401	401	85
	RESIDENTIAL 401	401	60
	RESIDENTIAL 401	401	76
114-101-000-002-00	RESIDENTIAL 401	401	53
	RESIDENTIAL 401	401	54
114-101-000-028-00	RESIDENTIAL 401	401	45
	RESIDENTIAL 401	401	87
114-130-000-094-00	RESIDENTIAL 401	401	77