

**Agricultural Class ECF**

Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>No Ag sales - used Rural Res ECF of 1.118 to equalize.</i>	Sale. Ratio => 0.00	E.C.F. => 0.000	Std. Deviation=> #DIV/0!				
	Std. Dev. => #DIV/0!	Ave. E.C.F. => #DIV/0!	Ave. Variance=> #REF!	Coefficient of Var=> #REF!			

## Commercial/Industrial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.		Land +		Cost Man. \$	E.C.F.
								Sale	Cur. Appraisal	Yard	Bldg. Residual		
08-031-022-00	2275 MCCANN RD	10/01/20	\$200,000	WD	COM SALE	\$200,000	\$60,600	30.30	\$221,712	\$73,282	\$126,718	\$166,216	0.762
14-027-015-50	3207 N M-37	10/28/19	\$300,000	WD	COM SALE	\$300,000	\$89,800	29.93	\$328,062	\$177,119	\$122,881	\$157,171	0.782
16-018-013-12	12924 RISON DR	05/28/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$67,400	49.93	\$128,995	\$71,012	\$63,988	\$69,027	0.927
16-019-200-00	12800 W M-179 HWY	05/22/19	\$165,000	LC	03-ARM'S LENGTH	\$165,000	\$80,100	48.55	\$179,456	\$83,727	\$81,273	\$113,963	0.713
16-030-002-20	2491 S PATTERSON RD	07/31/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,200	47.39	\$154,513	\$44,057	\$120,943	\$131,495	0.920
<b>Totals:</b>			<b>\$965,000</b>			<b>\$965,000</b>	<b>\$376,100</b>		<b>\$1,012,738</b>		<b>\$515,803</b>	<b>\$637,873</b>	
	<b>Sale. Ratio</b>	<b>38.97</b>					<b>E.C.F. =&gt;</b>	<b>0.809</b>		<b>Std. Deviat</b>	<b>0.096940252</b>		
	<b>Std. Dev. =</b>	<b>10.18</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.821</b>		<b>Ave. Variance</b>	<b>29.8011</b>	<b>Coefficient of Var=&gt;</b>	<b>36.30653613</b>

**Water front Mobile Home ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Soldsd/Adj. Sa	Cur. Appraisal	Land + YardBldg. Residual	Cost Man. \$	E.C.F.	1loor Are:	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
16-030-041-01	2201 MAC DR	11/18/20	\$272,000	WD	25-PARTIAL CONSTRUCTION	\$272,000	\$96,900	35.63	\$251,294	\$147,493	\$124,507	\$78,637	1.583	1,568	\$79.40	00019	8.5352	ONE STORY
16-160-024-00	2247 PARKER DR	11/03/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,400	49.04	\$117,183	\$65,982	\$49,018	\$38,789	1.264	1,356	\$36.15	GUN	23.4238	ONE STORY
16-205-033-15	12998 CLELAND AVE	03/22/19	\$133,900	WD	03-ARM'S LENGTH	\$133,900	\$53,300	39.81	\$115,496	\$41,169	\$92,731	\$56,308	1.647	1,350	\$68.69	BACK	14.8885	ONE STORY
<b>Totals:</b>			<b>\$520,900</b>			<b>\$520,900</b>	<b>\$206,600</b>		<b>\$483,973</b>	<b>\$266,256</b>	<b>\$173,734</b>		<b>\$61.41</b>				<b>3.4591</b>	
							<b>Sale. Ratio =&gt;</b>	<b>39.66</b>			<b>E.C.F. =&gt;</b>	<b>1.533</b>		<b>Std. Deviation=&gt;</b>	<b>0.205327868</b>			
							<b>Std. Dev. =&gt;</b>	<b>6.87</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.498</b>		<b>Ave. Variance=&gt;</b>	<b>15.6158</b>	<b>Coefficient of Var=&gt;</b>	<b>10.42474948</b>	

**Mobile Homes ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
16-015-004-80	9668 W M-179 HWY	01/21/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$81,400	45.22	\$199,666	\$75,480	\$104,520	\$94,080	1.111	1,701	\$61.45	00001	26.6168	ONE STORY		
16-020-036-42	1171 LYNN DR	08/19/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$55,200	38.07	\$122,989	\$49,111	\$95,889	\$55,968	1.713	1,040	\$92.20	00001	33.6143	ONE STORY		
16-035-011-22	8045 GUN LAKE RD	12/17/20	\$164,000	WD	31-SPLIT IMPROVED	\$164,000	\$59,500	36.28	\$146,415	\$48,420	\$115,580	\$74,239	1.557	1,404	\$82.32	00001	17.9737	ONE STORY		
16-080-050-00	3968 ENGLAND DR	07/28/20	\$107,000	WD	08-ESTATE	\$107,000	\$57,600	53.83	\$129,150	\$36,914	\$70,086	\$69,876	1.003	1,128	\$62.13	00075	37.4125	ONE STORY		
16-150-001-20	221 S PATTERSON RD	07/17/20	\$213,000	WD	25-PARTIAL CONSTRUCTION	\$213,000	\$75,200	35.31	\$206,010	\$69,599	\$143,401	\$103,342	1.388	1,742	\$82.32	00001	1.0505	ONE STORY		
16-185-011-00	1785 S PATTERSON RD	01/15/20	\$152,000	WD	25-PARTIAL CONSTRUCTION	\$152,000	\$55,000	36.18	\$137,179	\$22,800	\$129,200	\$86,651	1.491	1,404	\$92.02	PLATS	11.3909	ONE STORY		
<b>Totals:</b>			<b>\$961,000</b>			<b>\$961,000</b>	<b>\$383,900</b>		<b>\$941,409</b>		<b>\$658,676</b>	<b>\$484,155</b>			<b>\$78.74</b>		<b>1.6670</b>			
								Sale. Ratio =>	39.95			E.C.F. =>	1.360	Std. Deviation=>		0.27173458				
								Std. Dev. =>	7.33			Ave. E.C.F. =>	1.377	Ave. Variance=>		21.3431	Coefficient of Var=>	15.498221		

**Barlow Lake ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
16-008-006-00	434 N PAYNE LAKE RD	07/31/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$221,200	50.27	\$482,436	\$222,056	\$217,944	\$206,651	1.055	1,586	\$137.42	00050	26.8030	ONE STORY		
16-008-012-00	376 BARLOW COVE DR	07/17/19	\$342,000	WD	25-PARTIAL CONSTRUCTION	\$342,000	\$106,600	31.17	\$362,929	\$157,226	\$184,774	\$163,256	1.132	1,413	\$130.77	00050	19.0876	ONE STORY		
16-045-003-50	616 ARHANA CREST DR	09/17/19	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$259,800	41.90	\$606,176	\$219,239	\$400,761	\$307,093	1.305	2,304	\$173.94	00050	1.7663	TWO STORY		
16-050-011-00	1657 MANITOU LN	10/16/20	\$599,900	WD	25-PARTIAL CONSTRUCTION	\$599,900	\$144,300	24.05	\$379,779	\$176,187	\$423,713	\$161,581	2.622	1,512	\$280.23	00050	129.9617	TWO STORY		
16-055-012-00	824 PALMER DR	10/20/20	\$430,000	WD	25-PARTIAL CONSTRUCTION	\$430,000	\$120,200	27.95	\$299,699	\$141,451	\$288,549	\$125,594	2.297	1,664	\$173.41	00050	97.4802	TWO STORY		
16-055-042-00	427 BLUFF DR	05/24/19	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$306,500	51.95	\$697,104	\$398,803	\$191,197	\$236,747	0.808	2,810	\$68.04	00050	51.5078	TWO STORY		
16-115-016-00	11620 BARLOW LAKE RD	05/30/19	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$128,600	56.40	\$380,792	\$210,547	\$17,453	\$135,115	0.129	1,408	\$12.40	00050	119.3507	ONE STORY		
16-125-215-00	1931 HERITAGE BAY DR	05/11/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$33,400	66.80	\$72,417	\$25,943	\$24,057	\$36,884	0.652	607	\$39.63	00050	67.0447	ONE STORY		
16-200-035-00	1480 MANITOU LN	10/11/19	\$208,000	WD	25-PARTIAL CONSTRUCTION	\$208,000	\$41,300	19.86	\$148,012	\$30,619	\$177,381	\$93,169	1.904	1,008	\$175.97	00050	58.1183	ONE STORY		
<b>Totals:</b>			<b>\$3,507,900</b>			<b>\$3,507,900</b>	<b>\$1,361,900</b>		<b>\$3,429,344</b>	<b>\$1,925,829</b>	<b>\$1,466,090</b>			<b>\$132.42</b>			<b>0.9097</b>			
								<b>Sale. Ratio =&gt;</b>	<b>38.82</b>					<b>E.C.F. =&gt;</b>	<b>1.314</b>	<b>Std. Deviation=&gt;</b>		<b>0.808151</b>		
								<b>Std. Dev. =&gt;</b>	<b>16.24</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.323</b>	<b>Ave. Variance=&gt;</b>		<b>63.4578</b>	<b>Coefficient of Var=&gt;</b>	<b>47.97673502</b>

**Bassett and Turner Lakes ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
16-135-003-00	10047 DEER SIGHT DR	07/21/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$76,100	43.49	\$187,715	\$121,088	\$53,912	\$50,475	1.068	988	\$54.57	BASS	5.7628	ONE STORY	
16-135-005-00	10031 DEER SIGHT DR	03/13/20	\$320,000	WD	25-PARTIAL CONSTRUCTION	\$320,000	\$103,800	32.44	\$272,500	\$113,324	\$206,676	\$198,970	1.039	1,439	\$143.62	BASS	2.8264	ONE STORY	
16-180-014-00	837 BRUCE DR	12/02/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$50,200	27.89	\$153,189	\$88,915	\$91,085	\$80,343	1.134	920	\$99.01	BASS	12.3244	TWO STORY	
16-180-020-00	835 BRUCE DR	06/29/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$66,600	40.36	\$164,771	\$26,886	\$138,114	\$172,356	0.801	1,236	\$111.74	BASS	20.9136	ONE STORY	
<b>Totals:</b>			<b>\$840,000</b>			<b>\$840,000</b>	<b>\$296,700</b>		<b>\$778,175</b>		<b>\$489,787</b>	<b>\$502,144</b>			<b>\$102.23</b>		<b>3.5073</b>		
							<b>Sale. Ratio =&gt;</b>	<b>35.32</b>				<b>E.C.F. =&gt;</b>	<b>0.975</b>	<b>Std. Deviation=&gt;</b>		<b>0.144967734</b>			
							<b>Std. Dev. =&gt;</b>	<b>7.15</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.010</b>	<b>Ave. Variance=&gt;</b>		<b>10.4568</b>	<b>Coefficient of Var=&gt; 10.3485208</b>		

## ECF Boardwalk Condos-Back Units

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
16-290-009-00	2162 BOARDWALK CT	05/23/19	\$339,000	WD	25-PARTIAL CONSTRUCTION	\$339,000	\$138,500	40.86	\$346,379	\$24,531	\$314,469	\$292,855	1.074	1,791	\$175.58	290BA	0.8444	TWO STORY
16-290-010-00	2166 BOARDWALK CT	08/30/19	\$322,900	WD	25-PARTIAL CONSTRUCTION	\$322,900	\$138,500	42.89	\$346,395	\$24,547	\$298,353	\$292,855	1.019	1,791	\$166.58	290BA	4.6586	TWO STORY
16-290-013-00	2190 BOARDWALK CT	04/16/20	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$125,400	38.94	\$334,866	\$30,370	\$291,630	\$277,066	1.053	1,791	\$162.83	290BA	1.2796	TWO STORY
16-290-015-00	2204 BOARDWALK CT	11/20/20	\$339,900	WD	25-PARTIAL CONSTRUCTION	\$339,900	\$10,500	3.09	\$353,027	\$24,479	\$315,421	\$298,952	1.055	1,791	\$176.11	290BA	1.0269	TWO STORY
16-290-016-00	2208 BOARDWALK CT	10/29/20	\$339,000	WD	25-PARTIAL CONSTRUCTION	\$339,000	\$10,500	3.10	\$353,027	\$24,479	\$314,521	\$298,952	1.052	1,791	\$175.61	290BA	1.3280	TWO STORY
16-290-017-00	12920 PARK DR	07/12/19	\$282,900	WD	03-ARM'S LENGTH	\$282,900	\$138,300	48.89	\$314,251	\$30,776	\$252,124	\$257,939	0.977	1,903	\$132.49	290BA	8.7903	TWO STORY
16-290-017-00	12920 PARK DR	05/29/20	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$128,900	40.53	\$314,251	\$30,776	\$287,224	\$257,939	1.114	1,903	\$150.93	290BA	4.8175	TWO STORY
16-290-019-00	12964 PARK DR	04/14/20	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$133,300	40.41	\$323,354	\$30,776	\$299,124	\$266,222	1.124	1,878	\$159.28	290BA	5.8229	TWO STORY
16-290-022-00	12927 PARK DR	10/29/20	\$351,567	WD	25-PARTIAL CONSTRUCTION	\$351,567	\$11,000	3.13	\$356,280	\$26,056	\$325,511	\$300,477	1.083	1,373	\$237.08	290BA	1.7956	ONE STORY
16-290-023-00	12903 PARK DR	01/07/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$124,500	36.62	\$351,576	\$25,992	\$314,008	\$296,255	1.060	1,373	\$228.70	290BA	0.5434	ONE STORY
16-290-025-00	12879 PARK DR	01/15/20	\$358,000	WD	25-PARTIAL CONSTRUCTION	\$358,000	\$11,000	3.07	\$355,059	\$26,035	\$331,965	\$299,385	1.109	1,373	\$241.78	290BA	4.3464	ONE STORY
<b>Totals:</b>			<b>\$3,643,167</b>			<b>\$3,643,167</b>	<b>\$970,400</b>		<b>\$3,748,465</b>		<b>\$3,344,350</b>	<b>\$3,138,897</b>			<b>\$182.45</b>		<b>0.0095</b>	
							<b>Sale. Ratio</b>	<b>26.64</b>				<b>E.C.F. =&gt;</b>	<b>1.065</b>		<b>Std. Deviation=&gt;</b>	<b>0.042856423</b>		
							<b>Std. Dev. =&gt;</b>	<b>19.51</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.065</b>		<b>Ave. Variance=&gt;</b>	<b>3.2049</b>	<b>Coefficient of Var=&gt;</b>	<b>3.008264328</b>

# ECF Boardwalk Condos Water

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
16-290-005-00	2195 BOARDWALK CT	07/01/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$138,600	43.31	\$328,022	\$60,591	\$259,409	\$205,716	1.261	1,071	\$242.21	290WA	0.5635	ONE STORY		
16-290-007-00	2181 BOARDWALK CT	06/28/18	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$139,900	44.06	\$323,208	\$55,578	\$261,922	\$205,869	1.272	1,145	\$228.75	290WA	0.5635	ONE STORY		
<b>Totals:</b>			<b>\$637,500</b>			<b>\$637,500</b>	<b>\$278,500</b>		<b>\$651,230</b>		<b>\$521,331</b>	<b>\$411,585</b>			<b>\$235.48</b>		<b>0.0002</b>			
								Sale. Ratio =>	43.69			E.C.F. =>	1.267	Std. Deviation=>		0.00796848				
								Std. Dev. =>	0.53			Ave. E.C.F. =>	1.267	Ave. Variance=>		0.5635	Coefficient of Var=>	0.44484389		

*\*Expanded time period to obtain second sale.*



**Cobb Lake ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
16-060-022-00	170 EVANS LANE	08/24/20	\$175,000	WD	25-PARTIAL CONSTRUCTION	\$175,000	\$41,100	23.49	\$129,300	\$38,162	\$136,838	\$78,976	1.733	906	\$151.04	00090	45.6140	ONE STORY	
16-140-016-00	12645 OAKWOOD SHORES DR	05/29/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$88,100	33.88	\$245,685	\$135,989	\$124,011	\$95,057	1.305	1,337	\$92.75	00090	2.8075	ONE STORY	
16-145-050-00	12215 OAKWOOD SHORES DR	08/20/19	\$209,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$209,900	\$77,200	36.78	\$169,035	\$41,812	\$168,088	\$110,245	1.525	880	\$191.01	00090	24.8155	TRI-LEVEL	
16-145-052-00	12195 OAKWOOD SHORES DR	08/29/19	\$169,505	WD	25-PARTIAL CONSTRUCTION	\$169,505	\$62,900	37.11	\$190,118	\$83,208	\$86,297	\$92,643	0.932	1,200	\$71.91	00090	34.5018	ONE STORY	
16-150-024-00	186 LAKEVIEW DR	06/15/20	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$119,400	42.49	\$271,760	\$38,150	\$242,850	\$202,435	1.200	1,121	\$216.64	00090	7.6875	BI-LEVEL	
16-150-035-00	123 S PATTERSON RD	04/10/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$109,800	54.90	\$232,334	\$33,813	\$166,187	\$172,029	0.966	1,038	\$160.10	00090	31.0476	BI-LEVEL	
<b>Totals:</b>			<b>\$1,295,405</b>			<b>\$1,295,405</b>	<b>\$498,500</b>		<b>\$1,238,232</b>		<b>\$924,271</b>	<b>\$751,385</b>			<b>\$147.24</b>		<b>4.6429</b>		
							<b>Sale. Ratio =&gt;</b>	<b>38.48</b>					<b>E.C.F. =&gt;</b>	<b>1.230</b>	<b>Std. Deviation=&gt;</b>		<b>0.31361607</b>		
							<b>Std. Dev. =&gt;</b>	<b>10.35</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.277</b>	<b>Ave. Variance=&gt;</b>		<b>24.4123</b>	<b>Coefficient of Var=&gt;</b>	<b>19.1241205</b>

**Condos ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
16-280-010-00	12450 BAY VIEW DR	08/27/20	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$83,400	36.28	\$200,517	\$24,000	\$205,900	\$158,311	1.301	1,026	\$200.68	280	17.6803	ONE STORY
16-280-014-00	12404 BAY VIEW DR	08/30/19	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$106,700	44.09	\$258,710	\$24,000	\$218,000	\$210,502	1.036	1,432	\$152.23	280	8.8181	ONE STORY
16-280-016-00	12380 BAY VIEW DR	06/21/19	\$204,400	WD	25-PARTIAL CONSTRUCTION	\$204,400	\$79,800	39.04	\$197,697	\$24,000	\$180,400	\$155,782	1.158	1,048	\$172.14	280	3.4228	ONE STORY
16-280-021-00	1646 PARKER DR	07/15/20	\$219,100	WD	03-ARM'S LENGTH	\$219,100	\$95,900	43.77	\$229,992	\$24,000	\$195,100	\$184,746	1.056	1,226	\$159.14	280	6.7756	ONE STORY
16-280-024-00	1624 PARKER DR	05/05/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$101,800	43.32	\$240,997	\$24,000	\$211,000	\$194,616	1.084	1,226	\$172.10	280	3.9614	ONE STORY
16-370-009-00	2732 SANDON CIRCLE	07/31/19	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$27,600	30.67	\$95,394	\$60,000	\$30,000	\$31,743	0.945	508	\$59.06	280	17.8724	ONE STORY
16-370-015-00	2755 COTE DR	10/04/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$54,100	33.81	\$159,078	\$60,000	\$100,000	\$88,859	1.125	1,040	\$96.15	280	0.1576	MODULAR
16-370-017-00	12755 WHISPERING PINES DR	07/10/20	\$128,900	WD	03-ARM'S LENGTH	\$128,900	\$38,000	29.48	\$119,763	\$60,000	\$68,900	\$53,599	1.285	580	\$118.79	280	16.1669	ONE STORY
<b>Totals:</b>			<b>\$1,509,300</b>			<b>\$1,509,300</b>	<b>\$587,300</b>		<b>\$1,502,148</b>		<b>\$1,209,300</b>	<b>\$1,078,160</b>			<b>\$141.29</b>			<b>0.2166</b>
							<b>Sale. Ratio =&gt;</b>	<b>38.91</b>				<b>E.C.F. =&gt;</b>	<b>1.122</b>		<b>Std. Deviation=&gt;</b>	<b>0.1221527</b>		
							<b>Std. Dev. =&gt;</b>	<b>5.92</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.124</b>		<b>Ave. Variance=&gt;</b>	<b>9.3569</b>	<b>Coefficient of Var=&gt;</b>	<b>8.32614103</b>

**Lake Area Non-Waterfront ECF (inc England Point non-waterfront)**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
16-080-050-00	3968 ENGLAND DR	07/28/20	\$107,000	WD	08-ESTATE	\$107,000	\$57,600	53.83	\$129,150	\$36,914	\$70,086	\$69,876	1.003	1,128	\$62.13	00075	10.4083	ONE STORY
16-090-004-00	12517 TERRY LN	06/21/19	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$87,000	41.83	\$193,695	\$26,916	\$181,084	\$148,380	1.220	1,360	\$133.15	BACK	11.3316	ONE STORY
16-090-013-00	12529 TERRY LN	08/31/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$48,400	35.85	\$114,985	\$24,750	\$110,250	\$80,280	1.373	768	\$143.55	BACK	26.6222	ONE STORY
16-110-024-00	2020 ARCHWOOD DR	05/06/20	\$165,000	WD	25-PARTIAL CONSTRUCTION	\$165,000	\$47,800	28.97	\$128,082	\$35,137	\$129,863	\$82,691	1.570	1,015	\$127.94	BACK	46.3364	ONE STORY
16-118-010-00	1647 N BRIGGS RD	10/28/19	\$231,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$231,000	\$90,700	39.26	\$301,790	\$70,050	\$160,950	\$206,174	0.781	1,423	\$113.11	BACK	32.6442	ONE STORY
16-118-039-00	1518 MANITOU LN	07/31/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,600	46.14	\$140,061	\$58,653	\$81,347	\$72,427	1.123	864	\$94.15	BACK	1.6066	ONE STORY
16-205-001-10	12991 ROUGHIES DR	07/24/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$54,500	41.92	\$121,021	\$31,781	\$98,219	\$79,395	1.237	960	\$102.31	BACK	13.0001	ONE STORY
16-205-037-11	12933 CLELAND AVE	07/24/19	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$148,200	43.60	\$362,997	\$52,661	\$287,239	\$276,100	1.040	2,810	\$102.22	BACK	6.6746	TWO STORY
16-205-037-30	12964 SWEETLAND AVE	05/15/19	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$70,300	44.63	\$150,996	\$38,070	\$119,430	\$100,468	1.189	1,056	\$113.10	BACK	8.1645	ONE STORY
16-205-037-40	12970 SWEETLAND AVE	07/24/20	\$175,000	WD	25-PARTIAL CONSTRUCTION	\$175,000	\$12,500	7.14	\$187,144	\$28,514	\$146,486	\$141,130	1.038	1,188	\$123.30	BACK	6.9140	MODULAR
16-205-419-00	12937 SWEETLAND AVE	02/11/21	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$66,600	44.85	\$160,730	\$27,524	\$120,976	\$118,511	1.021	1,440	\$84.01	BACK	8.6289	ONE STORY
16-205-419-03	12965 SWEETLAND AVE	12/07/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$72,000	46.45	\$173,865	\$27,524	\$127,476	\$130,197	0.979	1,440	\$88.53	BACK	12.7988	ONE STORY
16-205-419-04	12951 SWEETLAND AVE	01/15/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$66,600	40.36	\$160,730	\$27,524	\$137,476	\$118,511	1.160	1,440	\$95.47	BACK	5.2939	ONE STORY
16-260-019-00	12813 WESTWOOD LN	09/04/20	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$111,400	39.93	\$301,493	\$53,055	\$225,945	\$221,030	1.022	1,824	\$123.87	BACK	8.4856	MULTI-LEVEL
16-260-020-00	12819 WESTWOOD LN	02/25/20	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$170,100	60.97	\$364,814	\$40,364	\$238,636	\$288,657	0.827	1,645	\$145.07	BACK	28.0379	ONE STORY
16-265-004-00	2600 ABBEY RD	04/04/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$119,600	50.89	\$258,806	\$47,162	\$187,838	\$188,295	0.998	1,997	\$94.06	BACK	10.9521	TWO STORY
16-265-007-00	12983 WESTWOOD LN	01/15/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$101,000	42.98	\$251,233	\$79,946	\$155,054	\$152,391	1.017	1,760	\$88.10	BACK	8.9614	MULTI-LEVEL
16-270-006-00	12874 VALLEY DR	05/28/19	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$114,300	44.13	\$264,335	\$43,775	\$215,225	\$196,228	1.097	1,549	\$138.94	BACK	1.0279	ONE STORY
16-270-011-00	12926 VALLEY DR	03/25/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$83,700	36.55	\$199,817	\$47,162	\$181,838	\$135,814	1.339	903	\$201.37	BACK	23.1783	BI-LEVEL
<b>Totals:</b>						<b>\$3,772,900</b>	<b>\$1,586,900</b>	<b>42.06</b>	<b>\$3,965,744</b>	<b>\$2,975,418</b>	<b>\$2,806,554</b>	<b>\$114.44</b>	<b>1.060</b>	<b>0.18784971</b>	<b>14.2667</b>	<b>4.6924</b>	<b>12.8866521</b>	
							<b>Sale. Ratio =&gt;</b>	<b>10.81</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.107</b>	<b>Std. Deviance=&gt;</b>	<b>12.8866521</b>	<b>Coefficient of Var=&gt;</b>				

**Gun Lake ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
16-030-034-00	2771 RUSSELL DR	02/18/21	\$342,000	WD	25-PARTIAL CONSTRUCTION	\$342,000	\$126,000	36.84	\$330,905	\$180,485	\$161,515	\$138,127	1.169	1,720	\$93.90	GUN	8.6726	ONE STORY		
16-030-039-00	12748 RUSSELL DR	03/31/20	\$175,000	WD	25-PARTIAL CONSTRUCTION	\$175,000	\$47,700	27.26	\$134,242	\$36,855	\$138,145	\$89,428	1.545	864	\$159.89	GUN	28.8713	ONE STORY		
16-031-007-00	3493 SANDY BEACH	10/08/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$140,400	36.47	\$381,171	\$340,299	\$44,701	\$37,532	1.191	726	\$61.57	GUN	6.5030	ONE STORY		
16-065-003-00	10798 SHADY LN	05/14/19	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$309,200	50.28	\$628,700	\$237,629	\$377,371	\$359,110	1.051	2,319	\$162.73	GUN	20.5200	TWO STORY		
16-065-005-00	10810 SHADY LN	05/07/19	\$503,000	WD	03-ARM'S LENGTH	\$503,000	\$230,200	45.77	\$493,348	\$280,154	\$222,846	\$195,770	1.138	1,878	\$118.66	GUN	11.7748	TWO STORY		
16-065-015-00	10946 SHADY LN	03/29/21	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$446,800	45.59	\$955,069	\$481,587	\$498,413	\$434,786	1.146	3,654	\$136.40	GUN	10.9709	ONE STORY		
16-070-003-00	3630 ELMWOOD BEACH	09/04/20	\$424,200	WD	25-PARTIAL CONSTRUCTION	\$424,200	\$147,200	34.70	\$329,976	\$190,494	\$233,706	\$128,083	1.825	1,167	\$200.26	GUN	56.8600	ONE STORY		
16-070-046-00	3222 ELMWOOD BEACH	07/22/20	\$580,000	WD	25-PARTIAL CONSTRUCTION	\$580,000	\$249,800	43.07	\$548,541	\$293,827	\$286,173	\$233,897	1.223	2,154	\$132.86	GUN	3.2551	TWO STORY		
16-070-054-00	3126 ELMWOOD BEACH	09/09/19	\$400,000	WD	25-PARTIAL CONSTRUCTION	\$400,000	\$163,400	40.85	\$394,025	\$223,783	\$176,217	\$156,329	1.127	1,766	\$99.78	GUN	12.8830	ONE STORY		
16-070-063-00	3167 ELMWOOD BEACH	08/29/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$119,100	45.81	\$268,886	\$200,509	\$59,491	\$62,789	0.947	960	\$61.97	GUN	30.8572	ONE STORY		
16-075-006-00	ENGLAND DR	08/18/20	\$690,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$690,000	\$304,000	44.06	\$607,959	\$484,421	\$205,579	\$116,545	1.764	1,404	\$146.42	GUN	50.7891	TWO STORY		
16-075-008-00	3973 GRAND VIEW DR	08/18/20	\$690,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$690,000	\$304,000	44.06	\$607,959	\$484,421	\$205,579	\$116,545	1.764	1,404	\$146.42	GUN	50.7891	TWO STORY		
16-080-009-00	3979 ENGLAND DR	07/09/19	\$609,900	LC	03-ARM'S LENGTH	\$609,900	\$296,100	48.55	\$667,227	\$563,393	\$46,507	\$95,348	0.488	1,296	\$35.89	GUN	76.8290	ONE STORY		
16-080-025-00	3889 ENGLAND DR	07/30/19	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$217,800	36.31	\$525,588	\$351,328	\$248,572	\$160,018	1.553	1,721	\$144.43	GUN	29.7346	TWO STORY		
16-080-029-00	3871 ENGLAND DR	11/17/20	\$490,000	WD	25-PARTIAL CONSTRUCTION	\$490,000	\$182,100	37.16	\$429,952	\$298,430	\$191,570	\$120,773	1.586	1,536	\$124.72	GUN	33.0146	ONE STORY		
16-105-020-00	12880 HAZEL DR	11/24/20	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$268,800	44.81	\$578,988	\$428,745	\$171,155	\$137,964	1.241	1,543	\$110.92	GUN	1.5475	ONE STORY		
16-120-012-00	11143 W HASTINGS POINT RD	04/08/19	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$257,300	46.78	\$566,942	\$391,375	\$158,625	\$161,219	0.984	1,350	\$117.50	GUN	27.2137	ONE STORY		
16-155-025-00	2030 PARKER DR	07/03/19	\$355,000	WD	25-PARTIAL CONSTRUCTION	\$355,000	\$153,100	43.13	\$363,151	\$234,693	\$120,307	\$117,960	1.020	1,560	\$77.12	GUN	23.6150	TWO STORY		
16-155-034-00	2075 PARKER DR	08/06/19	\$160,000	LC	03-ARM'S LENGTH	\$160,000	\$77,700	48.56	\$155,764	\$36,911	\$123,089	\$109,140	1.128	1,374	\$89.58	GUN	12.8238	ONE STORY		
16-155-050-00	2167 PARKER DR	08/30/19	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$57,700	38.99	\$117,152	\$35,000	\$113,000	\$75,438	1.498	896	\$126.12	GUN	24.1868	ONE STORY		
16-160-006-00	2230 PARKER DR	09/25/20	\$605,000	WD	25-PARTIAL CONSTRUCTION	\$605,000	\$236,200	39.04	\$556,782	\$205,707	\$399,293	\$322,383	1.239	2,841	\$140.55	GUN	1.7483	TWO STORY		
16-160-007-00	2234 PARKER DR	07/07/20	\$400,000	WD	25-PARTIAL CONSTRUCTION	\$400,000	\$150,900	37.73	\$371,563	\$269,346	\$130,654	\$93,863	1.392	864	\$151.22	GUN	13.5912	ONE STORY		
16-160-010-00	2244 PARKER DR	06/26/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$126,500	42.17	\$276,475	\$225,834	\$74,166	\$46,502	1.595	648	\$114.45	GUN	33.8839	ONE STORY		
16-160-024-00	2247 PARKER DR	11/03/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,400	49.04	\$117,183	\$65,982	\$49,018	\$38,789	1.264	1,356	\$36.15	GUN	0.7670	ONE STORY		
16-165-005-10	2324 VISTA POINT DR	11/13/20	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$368,000	51.11	\$788,160	\$471,674	\$248,326	\$290,621	0.854	2,842	\$87.38	GUN	40.1583	TWO STORY		
16-170-005-00	10979 GUN LAKE RD	06/15/20	\$575,000	WD	25-PARTIAL CONSTRUCTION	\$575,000	\$172,000	29.91	\$455,532	\$230,946	\$344,054	\$206,231	1.668	1,472	\$233.73	GUN	41.2241	ONE STORY		
16-170-026-00	10769 GUN LAKE RD	08/23/19	\$560,000	WD	25-PARTIAL CONSTRUCTION	\$560,000	\$209,900	37.48	\$506,667	\$223,074	\$336,926	\$260,416	1.294	2,235	\$150.75	GUN	3.7749	TWO STORY		
16-190-007-00	2870 BEATRICE AVE	11/07/19	\$569,900	WD	03-ARM'S LENGTH	\$569,900	\$231,100	40.55	\$480,052	\$222,794	\$347,106	\$236,233	1.469	1,869	\$185.72	GUN	21.3286	1.5 STORY		
16-195-010-00	10589 GUN LAKE RD	04/16/19	\$565,000	WD	25-PARTIAL CONSTRUCTION	\$565,000	\$200,200	35.43	\$507,385	\$263,755	\$301,245	\$223,719	1.347	2,224	\$135.45	GUN	9.0483	ONE STORY		
16-195-020-10	10718 GUN LAKE RD	01/22/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$171,000	36.00	\$407,462	\$71,635	\$403,365	\$308,381	1.308	2,661	\$151.58	GUN	5.1958	TWO STORY		
16-205-002-00	3095 SANDY BEACH	08/07/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$145,500	42.17	\$342,329	\$183,142	\$161,858	\$146,177	1.107	1,528	\$105.93	GUN	14.8778	ONE STORY		
16-205-009-00	3169 SANDY BEACH	09/09/20	\$518,700	WD	25-PARTIAL CONSTRUCTION	\$518,700	\$195,400	37.67	\$523,228	\$243,957	\$274,743	\$256,447	1.071	2,310	\$118.94	GUN	18.4707	ONE STORY		
16-205-011-00	3179 SANDY BEACH	06/26/20	\$590,000	WD	25-PARTIAL CONSTRUCTION	\$590,000	\$191,000	32.37	\$551,649	\$203,553	\$386,447	\$319,647	1.209	2,496	\$154.83	GUN	4.7071	TWO STORY		
16-205-019-00	3247 SANDY BEACH	04/15/20	\$344,500	WD	25-PARTIAL CONSTRUCTION	\$344,500	\$110,500	32.08	\$272,560	\$188,078	\$156,422	\$77,578	2.016	748	\$209.12	GUN	76.0279	ONE STORY		
16-205-021-00	3261 SANDY BEACH	11/19/20	\$567,500	WD	03-ARM'S LENGTH	\$567,500	\$256,100	45.13	\$543,804	\$241,226	\$326,274	\$277,849	1.174	2,052	\$159.00	GUN	8.1767	TWO STORY		
16-205-022-00	3265 SANDY BEACH	06/07/19	\$420,000	WD	25-PARTIAL CONSTRUCTION	\$420,000	\$163,800	39.00	\$388,296	\$241,074	\$178,926	\$135,190	1.324	1,604	\$111.55	GUN	6.7464	TWO STORY		
16-215-017-00	11421 LIGHTHOUSE CT	08/24/20	\$424,900	WD	25-PARTIAL CONSTRUCTION	\$424,900	\$129,200	30.41	\$322,996	\$177,197	\$247,703	\$133,883	1.850	1,452	\$170.59	GUN	59.4090	1.5 STORY		
16-215-034-00	11299 W OAKLEIGH ST	07/07/20	\$854,000	WD	25-PARTIAL CONSTRUCTION	\$854,000	\$280,200	32.81	\$738,374	\$371,262	\$482,738	\$337,109	1.432	4,336	\$111.33	GUN	17.5942	TWO STORY		
16-215-036-00	11283 W OAKLEIGH ST	09/04/20	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$278,800	44.61	\$663,426	\$241,215	\$383,785	\$387,705	0.990	2,717	\$141.25	GUN	26.6162	ONE STORY		
16-215-038-00	11259 W OAKLEIGH ST	09/18/20	\$540,500	WD	03-ARM'S LENGTH	\$540,500	\$250,400	46.33	\$541,582	\$282,623	\$257,877	\$237,795	1.084	1,976	\$130.50	GUN	17.1600	TWO STORY		
16-260-006-00	12535 WESTWOOD LN	03/25/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$415,300	51.91	\$895,921	\$327,904	\$472,096	\$521,595	0.905	3,497	\$135.00	GUN	35.0950	ONE STORY		
16-260-010-00	12575 WESTWOOD LN	05/24/19	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$338,900	49.47	\$745,959	\$324,174	\$360,826	\$387,314	0.932	3,602	\$100.17	GUN	32.4439	TWO STORY		
16-260-011-00	12591 WESTWOOD LN	02/22/21	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$407,100	49.65	\$875,753	\$332,897	\$487,103	\$498,490	0.977	4,235	\$115.02	GUN	27.8894	TWO STORY		
16-260-014-00	12625 WESTWOOD LN	06/13/19	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$274,000	49.82	\$617,980	\$383,028	\$166,972	\$215,750	0.774	2,241	\$74.51	GUN	48.2137	TWO STORY		
16-370-021-00	12747 WHISPERING PINES DR	06/10/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$96,500	55.14	\$197,896	\$90,000	\$85,000	\$99,078	0.858	1,420	\$59.86	GUN	39.8141	CONDO		
<b>Totals:</b>			<b>\$22,701,900</b>			<b>\$22,701,900</b>	<b>\$9,553,300</b>		<b>\$21,774,559</b>		<b>\$10,845,484</b>	<b>\$9,105,549</b>			<b>\$125.15</b>		<b>6.4965</b>			
								<b>Sale. Ratio =&gt;</b>	<b>42.08</b>											
								<b>Std. Dev. =&gt;</b>	<b>6.66</b>											
												<b>E.C.F. =&gt;</b>	<b>1.191</b>	<b>Std. Deviation=&gt;</b>		<b>0.31836399</b>				
												<b>Ave. E.C.F. =&gt;</b>	<b>1.256</b>	<b>Ave. Variance=&gt;</b>		<b>25.0150</b>	<b>Coefficient of Var=&gt;</b>		<b>19.9155751</b>	

**Gun Lake Channel ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
16-030-041-01	2201 MAC DR	11/18/20	\$272,000	WD	25-PARTIAL CONSTRUCTION	\$272,000	\$96,900	35.63	\$251,294	\$147,493	\$124,507	\$78,637	1.583	1,568	\$79.40	00019	45.1147	ONE STORY	
16-030-044-00	2215 MAC DR	05/29/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$104,400	36.00	\$240,478	\$146,553	\$143,447	\$71,155	2.016	1,848	\$77.62	00019	88.3807	ONE STORY	
16-105-004-10	2865 S PATTERSON RD	02/23/21	\$280,000	WD	25-PARTIAL CONSTRUCTION	\$280,000	\$92,000	32.86	\$231,581	\$103,240	\$176,760	\$126,694	1.395	912	\$193.82	00019	26.3009	BI-LEVEL	
16-105-011-00	12923 JOHNSON DR	06/29/20	\$238,000	WD	25-PARTIAL CONSTRUCTION	\$238,000	\$92,200	38.74	\$233,293	\$119,554	\$118,446	\$112,279	1.055	1,200	\$98.71	00019	7.7242	ONE STORY	
16-105-023-00	12918 HAZEL DR	08/29/19	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$102,800	43.28	\$242,863	\$98,655	\$138,845	\$142,357	0.975	2,606	\$53.28	00019	15.6837	ONE STORY	
16-217-000-20	12884 BAYOU CT	08/17/20	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$208,300	36.54	\$537,080	\$182,895	\$387,105	\$349,640	1.107	2,621	\$147.69	00019	2.5010	TWO STORY	
16-217-040-00	12795 PARK DR	08/13/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$177,600	37.79	\$460,026	\$155,143	\$314,857	\$300,970	1.046	1,977	\$159.26	00019	8.6024	ONE STORY	
16-220-047-00	12910 THERIS DR	03/27/20	\$455,000	WD	25-PARTIAL CONSTRUCTION	\$455,000	\$161,800	35.56	\$463,843	\$155,056	\$299,944	\$304,824	0.984	2,284	\$131.32	00019	14.8174	TWO STORY	
16-220-048-00	12880 THERIS DR	06/19/20	\$417,500	WD	03-ARM'S LENGTH	\$417,500	\$208,600	49.96	\$453,213	\$149,755	\$267,745	\$299,564	0.894	2,362	\$113.36	00019	23.8381	TWO STORY	
16-220-053-00	12784 THERIS DR	07/23/19	\$390,000	WD	25-PARTIAL CONSTRUCTION	\$390,000	\$145,500	37.31	\$391,376	\$168,348	\$221,652	\$220,166	1.007	1,500	\$147.77	00019	12.5414	TWO STORY	
16-220-060-00	12703 THERIS DR	04/05/19	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$168,600	42.16	\$416,651	\$179,714	\$220,186	\$233,896	0.941	2,165	\$101.70	00019	19.0781	TWO STORY	
16-220-068-00	12813 THERIS DR	05/03/19	\$515,000	WD	25-PARTIAL CONSTRUCTION	\$515,000	\$206,000	40.00	\$583,197	\$163,030	\$351,970	\$414,775	0.849	2,195	\$160.35	00019	28.3583	1.5 STORY	
16-222-001-00	12945 CANAL VIEW DR	09/09/20	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$227,500	41.36	\$567,094	\$140,317	\$409,683	\$421,300	0.972	1,811	\$226.22	00019	15.9738	ONE STORY	
16-225-001-00	12993 VALLEY DR	05/22/20	\$540,000	WD	25-PARTIAL CONSTRUCTION	\$540,000	\$230,100	42.61	\$554,534	\$188,198	\$351,802	\$361,635	0.973	2,707	\$129.96	00019	15.9354	TWO STORY	
16-225-022-00	12903 VALLEY DR	03/31/20	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$98,100	41.39	\$230,399	\$108,044	\$128,956	\$120,785	1.068	1,248	\$103.33	00019	6.4513	TWO STORY	
16-225-027-00	12863 VALLEY DR	04/19/19	\$169,900	WD	25-PARTIAL CONSTRUCTION	\$169,900	\$75,000	44.14	\$196,301	\$112,702	\$57,198	\$82,526	0.693	1,080	\$52.96	00019	43.9075	ONE STORY	
16-235-006-00	2027 ISLAND DR	08/16/19	\$253,000	WD	25-PARTIAL CONSTRUCTION	\$253,000	\$80,300	31.74	\$232,102	\$100,911	\$152,089	\$129,507	1.174	1,801	\$84.45	00019	4.2201	ONE STORY	
16-235-013-00	2061 S PATTERSON RD	10/30/20	\$380,000	WD	25-PARTIAL CONSTRUCTION	\$380,000	\$119,400	31.42	\$318,678	\$136,899	\$243,101	\$179,446	1.355	1,000	\$243.10	00019	22.2565	BI-LEVEL	
16-235-014-00	2047 S PATTERSON RD	06/19/20	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$103,500	32.75	\$243,035	\$132,986	\$183,014	\$108,637	1.685	1,070	\$171.04	00019	55.2478	ONE STORY	
16-235-076-00	2079 ISLAND DR	05/23/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$87,600	40.74	\$230,714	\$118,548	\$96,452	\$110,727	0.871	1,152	\$83.73	00019	26.1081	ONE STORY	
<b>Totals:</b>			<b>\$7,195,800</b>			<b>\$7,195,800</b>	<b>\$2,786,200</b>		<b>\$7,077,752</b>		<b>\$4,387,759</b>	<b>\$4,169,521</b>			<b>\$127.95</b>		<b>7.9823</b>		
								<b>Sale. Ratio =&gt;</b>	<b>38.72</b>			<b>E.C.F. =&gt;</b>	<b>1.052</b>	<b>Std. Deviation=&gt;</b>		<b>0.322515407</b>			
								<b>Std. Dev. =&gt;</b>	<b>4.76</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.132</b>	<b>Ave. Variance=&gt;</b>		<b>24.1521</b>	<b>Coefficient of Var=&gt;</b>	<b>21.3326599</b>	

**Lake Area Condos ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
16-138-002-00	2657 RUSSELL DR	10/26/18	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,600	45.80	\$200,007	\$82,500	\$117,500	\$63,586	1.848	1,296	\$90.66	00138	13.6583	TWO STORY	
16-138-010-00	2680 RUSSELL DR	04/22/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$60,900	48.72	\$136,280	\$60,000	\$65,000	\$41,277	1.575	720	\$90.28	00138	13.6583	ONE STORY	
<b>Totals:</b>			<b>\$325,000</b>			<b>\$325,000</b>	<b>\$152,500</b>		<b>\$336,287</b>		<b>\$182,500</b>	<b>\$104,863</b>			<b>\$90.47</b>		<b>2.9057</b>		
								Sale. Ratio =>	46.92				E.C.F. =>	1.740	Std. Deviation=>		0.193156931		
								Std. Dev. =>	2.06				Ave. E.C.F. =>	1.711	Ave. Variance=>		13.6583	Coefficient of Var=>	7.981183314

*\*Expanded time period to obtain second sale.*



**ECF - Newer Plats Site Condos**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
16-325-009-00	1803 STARR VIEW LN	04/27/18	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,500	47.29	\$421,073	\$51,535	\$298,465	\$366,969	0.813	1,792	\$166.55	00002	15.2136	ONE STORY		
16-325-010-00	1811 STARR VIEW LN	12/08/20	\$394,000	WD	03-ARM'S LENGTH	\$394,000	\$126,300	32.06	\$408,594	\$81,533	\$312,467	\$324,788	0.962	1,626	\$192.17	00002	0.3394	ONE STORY		
16-325-016-00	1798 STARR VIEW LN	03/18/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$188,700	38.51	\$448,569	\$82,561	\$407,439	\$363,464	1.121	2,849	\$143.01	00002	15.5529	TWO STORY		
<b>Totals:</b>			<b>\$1,234,000</b>			<b>\$1,234,000</b>	<b>\$480,500</b>		<b>\$1,278,236</b>	<b>\$1,018,371</b>	<b>\$1,055,220</b>				<b>\$167.24</b>		<b>0.0381</b>			
								<b>Sale. Ratio =&gt;</b>	<b>38.94</b>					<b>E.C.F. =&gt;</b>	<b>0.965</b>	<b>Std. Deviation=&gt;</b>		<b>0.153861</b>		
								<b>Std. Dev. =&gt;</b>	<b>7.64</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.965</b>	<b>Ave. Variance=&gt;</b>		<b>10.3686</b>	<b>Coefficient of Var=&gt;</b>	<b>10.73957786</b>



**Old Farm Village ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style					
16-103-019-00	1216 OX BOW	08/17/18	\$191,000	WD	25-PARTIAL CONSTRUCTION	\$191,000	\$69,600	36.44	\$207,381	\$25,850	\$165,150	\$139,639	1.183	954	\$173.11	102	9.6037	MULTI-LEVEL					
16-103-035-00	1209 QUAIL RUN DR	08/29/19	\$236,200	WD	03-ARM'S LENGTH	\$236,200	\$89,900	38.06	\$222,018	\$33,795	\$202,405	\$144,787	1.398	1,049	\$192.95	102	11.9224	BI-LEVEL					
16-103-036-00	1237 QUAIL RUN DR	05/01/19	\$239,900	WD	25-PARTIAL CONSTRUCTION	\$239,900	\$96,200	40.10	\$255,407	\$42,455	\$197,445	\$163,809	1.205	1,224	\$161.31	102	7.3392	ONE STORY					
16-103-038-00	1260 QUAIL RUN DR	02/20/20	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$0	0.00	\$212,301	\$31,358	\$191,142	\$139,187	1.373	1,275	\$149.92	102	9.4548	TWO STORY					
16-103-041-00	1196 QUAIL RUN DR	12/17/18	\$200,000	WD	25-PARTIAL CONSTRUCTION	\$200,000	\$74,200	37.10	\$217,311	\$24,482	\$175,518	\$148,330	1.183	912	\$192.45	102	9.5433	TRI-LEVEL					
16-103-042-00	1164 QUAIL RUN DR	09/29/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$89,900	39.26	\$228,216	\$28,810	\$200,190	\$153,389	1.305	1,275	\$157.01	102	2.6384	TWO STORY					
16-103-045-00	7468 ELKHORN DR	12/06/19	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$92,000	44.02	\$215,176	\$27,537	\$181,463	\$144,338	1.257	1,065	\$170.39	102	2.1516	ONE STORY					
16-103-047-00	7370 ELKHORN DR	12/07/18	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$81,800	45.44	\$199,803	\$24,244	\$155,756	\$135,045	1.153	952	\$163.61	102	12.5367	MULTI-LEVEL					
16-103-054-00	1237 OX BOW	06/04/18	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$77,900	39.74	\$189,448	\$24,902	\$171,098	\$126,574	1.352	1,083	\$157.99	102	7.3037	ONE STORY					
16-103-055-00	1253 OX BOW	10/24/18	\$228,900	WD	25-PARTIAL CONSTRUCTION	\$228,900	\$87,000	38.01	\$218,205	\$38,294	\$190,606	\$138,393	1.377	1,246	\$152.97	102	9.8553	ONE STORY					
<b>Totals:</b>						<b>\$2,132,500</b>	<b>\$758,500</b>		<b>\$2,165,266</b>		<b>\$1,830,773</b>	<b>\$1,433,492</b>			<b>\$167.17</b>		<b>0.1585</b>						
								Sale. Ratio =>	35.57									E.C.F. =>	1.277	Std. Deviation=>	0.0935673		
								Std. Dev. =>	12.91									Ave. E.C.F. =>	1.279	Ave. Variance=>	8.2349	Coefficient of Var=>	6.439921448

**Payne Lake ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
16-210-001-00	11619 ROCK DR	09/13/19	\$301,869	WD	03-ARM'S LENGTH	\$301,869	\$147,300	48.80	\$297,721	\$181,712	\$120,157	\$118,984	1.010	1,350	\$89.01	00017	17.1398	ONE STORY	
16-017-026-00	707 PAYNE RIDGE DR	10/09/20	\$260,000	VD	25-PARTIAL CONSTRUCTION	\$260,000	\$86,600	33.31	\$204,266	\$119,538	\$140,462	\$74,519	1.885	768	\$182.89	00017	70.3657	ONE STORY	
16-020-007-12	ROCK DR	09/13/19	\$301,869	WD	03-ARM'S LENGTH	\$301,869	\$147,300	48.80	\$297,721	\$181,712	\$120,157	\$118,984	1.010	1,350	\$89.01	00017	17.1398	ONE STORY	
16-100-003-00	11429 HYDEAWAY CT	07/19/19	\$350,000	WD	25-PARTIAL CONSTRUCTION	\$350,000	\$146,400	41.83	\$387,737	\$217,441	\$132,559	\$149,777	0.885	1,876	\$70.66	00017	29.6216	ONE STORY	
16-100-007-00	777 S BRIGGS RD	08/31/20	\$343,500	WD	03-ARM'S LENGTH	\$343,500	\$146,000	42.50	\$322,019	\$191,864	\$151,636	\$114,472	1.325	1,152	\$131.63	00017	14.3392	TWO STORY	
16-100-009-00	11489 HYDEAWAY CT	05/07/18	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,700	40.36	\$188,088	\$146,475	\$48,525	\$36,599	1.326	630	\$77.02	00017	14.4598	1.5 STORY	
16-100-014-00	11384 HYDEAWAY CT	11/27/19	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$78,200	49.49	\$183,848	\$38,012	\$119,988	\$128,264	0.935	1,120	\$107.13	00017	24.5782	ONE STORY	
16-130-003-00	11576 W M-179 HWY	02/28/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$177,300	39.40	\$417,348	\$145,566	\$304,434	\$239,034	1.274	1,993	\$152.75	00017	9.2339	TWO STORY	
16-130-010-00	1384 LYNN DR	04/20/18	\$350,000	WD	25-PARTIAL CONSTRUCTION	\$350,000	\$117,100	33.46	\$334,140	\$124,660	\$225,340	\$184,239	1.223	1,826	\$123.41	00017	4.1823	ONE STORY	
16-210-001-00	11619 ROCK DR	09/13/19	\$301,869	WD	03-ARM'S LENGTH	\$301,869	\$147,300	48.80	\$297,721	\$181,712	\$120,157	\$118,984	1.010	1,350	\$89.01	00017	17.1398	ONE STORY	
16-210-011-00	1170 LYNN DR	07/26/18	\$411,500	WD	03-ARM'S LENGTH	\$411,500	\$147,600	35.87	\$424,544	\$244,402	\$167,098	\$158,436	1.055	1,584	\$105.49	00017	12.6590	ONE STORY	
16-210-019-00	1210 LYNN DR	09/23/19	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$122,500	41.81	\$282,504	\$164,619	\$128,381	\$103,681	1.238	1,352	\$94.96	00017	5.6973	ONE STORY	
<b>Totals:</b>			<b>\$3,716,607</b>			<b>\$3,716,607</b>	<b>\$1,542,300</b>		<b>\$3,637,657</b>	<b>\$1,778,894</b>	<b>\$1,545,972</b>			<b>\$109.41</b>			<b>3.0596</b>		
							<b>Sale. Ratio =&gt;</b>	<b>41.50</b>					<b>E.C.F. =&gt;</b>	<b>1.151</b>	<b>Std. Deviation=&gt;</b>		<b>0.27009004</b>		
							<b>Std. Dev. =&gt;</b>	<b>5.96</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.181</b>	<b>Ave. Variance=&gt;</b>		<b>19.7131</b>	<b>Coefficient of Var=&gt;</b>	<b>16.68815145</b>

**ECF - Plats**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when		Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg.		E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style
						Adj. Sale \$	Sold				Residual	Cost Man. \$						
16-183-008-00	12305 BOWENS MILL RD	04/19/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$145,300	45.41	\$381,249	\$82,855	\$237,145	\$285,818	0.830	2,589	\$91.60	PLATS	26.8049	ONE STORY
16-185-010-00	1775 S PATTERSON RD	01/24/20	\$239,900	WD	25-PARTIAL CONSTRUCTION	\$239,900	\$9,600	4.00	\$237,412	\$22,800	\$217,100	\$205,567	1.056	1,512	\$143.58	PLATS	4.1652	MODULAR
16-185-011-00	1785 S PATTERSON RD	01/15/20	\$152,000	WD	25-PARTIAL CONSTRUCTION	\$152,000	\$55,000	36.18	\$137,179	\$22,800	\$129,200	\$86,651	1.491	1,404	\$92.02	PLATS	39.3288	ONE STORY
16-250-001-00	2518 CORK ST	06/18/18	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$72,100	38.97	\$182,993	\$35,245	\$149,755	\$141,521	1.058	1,232	\$121.55	PLATS	3.9573	BI-LEVEL
16-250-003-00	2532 CORK ST	11/16/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$105,000	48.84	\$216,146	\$52,500	\$162,500	\$156,749	1.037	1,364	\$119.13	PLATS	6.1066	BI-LEVEL
16-250-019-00	2620 CORK ST	07/08/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,600	45.80	\$214,997	\$52,500	\$147,500	\$155,648	0.948	1,136	\$129.84	PLATS	15.0107	TRI-LEVEL
16-275-011-00	12100 PINE MEADOWS DR	02/26/21	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$95,300	39.30	\$207,265	\$40,750	\$201,750	\$159,497	1.265	1,400	\$144.11	PLATS	16.7158	MODULAR
<b>Totals:</b>			<b>\$1,554,400</b>			<b>\$1,554,400</b>	<b>\$573,900</b>		<b>\$1,577,241</b>		<b>\$1,244,950</b>	<b>\$1,191,452</b>			<b>\$120.26</b>			<b>5.2853</b>
							<b>Sale. Ratio =&gt;</b>	<b>36.92</b>				<b>E.C.F. =&gt;</b>	<b>1.045</b>		<b>Std. Deviation=&gt;</b>	<b>0.217573</b>		
							<b>Std. Dev. =&gt;</b>	<b>15.20</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.098</b>		<b>Ave. Variance=&gt;</b>	<b>16.0127</b>	<b>Coefficient of Var=&gt;</b>	<b>14.5868169</b>

ECF - Pleasant Valley and Crystal Creek

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
16-320-006-00	12799 GOLDENROD CT	01/20/21	\$280,000	WD	25-PARTIAL CONSTRUCTION	\$280,000	\$71,900	25.68	\$234,236	\$28,870	\$251,130	\$203,938	1.231	1,152	\$217.99	320	21.2879	BI-LEVEL
16-320-010-00	12719 GOLDENROD CT	10/01/19	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$81,800	36.37	\$229,685	\$29,809	\$195,091	\$198,487	0.983	1,140	\$171.13	320	3.5630	BI-LEVEL
16-320-010-00	12719 GOLDENROD CT	08/24/20	\$241,000	WD	25-PARTIAL CONSTRUCTION	\$241,000	\$90,000	37.34	\$229,685	\$29,809	\$211,191	\$198,487	1.064	1,140	\$185.26	320	4.5484	BI-LEVEL
16-320-016-00	12680 GOLDENROD CT	12/30/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,100	43.45	\$225,071	\$38,183	\$196,817	\$185,589	1.060	1,160	\$169.67	320	4.1978	MULTI-LEVEL
16-320-020-00	12716 GOLDENROD CT	11/13/19	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$92,300	43.44	\$210,489	\$35,716	\$176,784	\$173,558	1.019	1,104	\$160.13	320	0.0064	BI-LEVEL
16-320-028-00	12922 GOLDEN ROD CT	11/08/19	\$240,500	WD	03-ARM'S LENGTH	\$240,500	\$105,000	43.66	\$237,776	\$38,270	\$202,230	\$198,119	1.021	1,184	\$170.80	320	0.2227	BI-LEVEL
16-320-030-00	1642 TURTLE HEAD LN	03/27/20	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$95,400	36.48	\$224,589	\$29,346	\$232,154	\$193,886	1.197	1,401	\$165.71	320	17.8852	ONE STORY
16-320-030-00	1642 TURTLE HEAD LN	02/19/21	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$93,700	32.20	\$224,589	\$29,346	\$261,654	\$193,886	1.350	1,401	\$186.76	320	33.1004	ONE STORY
16-320-042-00	1763 WATER LILY LN	08/02/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$118,000	45.38	\$265,735	\$29,273	\$230,727	\$234,818	0.983	1,610	\$143.31	320	3.5946	ONE STORY
16-320-047-00	1823 WATER LILY LN	10/11/19	\$265,000	WD	25-PARTIAL CONSTRUCTION	\$265,000	\$79,700	30.08	\$242,115	\$30,069	\$234,931	\$210,572	1.116	1,378	\$170.49	320	9.7158	ONE STORY
16-320-048-00	1828 WATER LILY LN	04/29/20	\$275,285	WD	03-ARM'S LENGTH	\$275,285	\$109,200	39.67	\$253,579	\$38,790	\$236,495	\$213,296	1.109	1,807	\$130.88	320	9.0242	TWO STORY
16-320-050-00	1804 WATER LILY LN	08/28/20	\$286,500	WD	03-ARM'S LENGTH	\$286,500	\$106,300	37.10	\$247,434	\$41,563	\$244,937	\$204,440	1.198	1,846	\$132.69	320	17.9565	TWO STORY
16-320-051-00	1792 WATER LILY LN	12/13/18	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$107,500	42.16	\$247,744	\$33,521	\$221,479	\$212,734	1.041	2,058	\$107.62	320	2.2586	TWO STORY
16-320-055-00	1728 WATER LILY LN	10/11/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$113,400	36.00	\$305,977	\$39,029	\$275,971	\$265,092	1.041	1,582	\$174.44	320	2.2515	ONE STORY
16-320-056-00	1712 WATER LILY LN	04/26/19	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$148,600	48.40	\$336,315	\$38,995	\$268,005	\$295,253	0.908	1,634	\$164.02	320	11.0810	ONE STORY
16-320-057-00	1698 WATER LILY LN	10/04/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$107,300	46.65	\$245,142	\$38,340	\$191,660	\$205,364	0.933	1,846	\$103.82	320	8.5255	TWO STORY
16-320-062-00	1653 TURTLE HEAD LN	10/15/20	\$53,500	WD	03-ARM'S LENGTH	\$53,500	\$13,900	25.98	\$57,771	\$37,380	\$16,120	\$20,249	0.796	1,440	\$11.19	320	22.2444	ONE STORY
16-320-063-00	1667 TURTLE HEAD LN	09/30/20	\$340,000	WD	25-PARTIAL CONSTRUCTION	\$340,000	\$21,300	6.26	\$336,086	\$40,964	\$299,036	\$293,071	1.020	1,568	\$190.71	320	0.1833	ONE STORY
16-350-004-00	1273 CRYSTAL WAY CT	05/01/19	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$120,400	46.85	\$265,755	\$28,102	\$228,898	\$236,001	0.970	2,216	\$103.29	320	4.8620	TWO STORY
16-350-009-00	1103 CRYSTAL WAY CT	05/18/18	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$103,300	46.95	\$234,306	\$24,980	\$195,020	\$207,871	0.938	1,312	\$148.64	320	8.0344	ONE STORY
16-350-025-00	1358 CRYSTAL WAY CT	03/22/19	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$19,900	7.11	\$277,477	\$51,950	\$227,950	\$223,959	1.018	2,058	\$110.76	320	0.0704	TWO STORY
16-351-030-00	1479 SPRINGVIEW CT	08/16/18	\$275,900	WD	03-ARM'S LENGTH	\$275,900	\$131,300	47.59	\$301,550	\$51,090	\$224,810	\$248,719	0.904	2,374	\$94.70	320	11.4651	TWO STORY
16-351-031-00	1453 SPRINGVIEW CT	09/07/18	\$269,900	WD	25-PARTIAL CONSTRUCTION	\$269,900	\$24,800	9.19	\$267,300	\$51,434	\$218,466	\$214,365	1.019	2,058	\$106.15	320	0.0606	TWO STORY
16-351-032-00	1427 SPRINGVIEW CT	06/18/18	\$269,900	WD	25-PARTIAL CONSTRUCTION	\$269,900	\$127,400	47.20	\$296,240	\$50,092	\$219,808	\$244,437	0.899	2,374	\$92.59	320	11.9280	TWO STORY
16-351-033-00	1401 SPRINGVIEW CT	10/04/18	\$278,400	WD	25-PARTIAL CONSTRUCTION	\$278,400	\$19,100	6.86	\$263,909	\$49,937	\$228,463	\$212,485	1.075	1,676	\$136.31	320	5.6675	ONE STORY
16-351-034-00	1365 SPRINGVIEW CT	09/19/19	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$140,700	50.27	\$330,046	\$71,229	\$208,671	\$257,018	0.812	2,374	\$87.90	320	20.6630	TWO STORY
16-351-035-00	1339 SPRINGVIEW CT	05/10/19	\$284,490	WD	03-ARM'S LENGTH	\$284,490	\$124,600	43.80	\$290,217	\$69,458	\$215,032	\$219,224	0.981	1,676	\$128.30	320	3.7646	ONE STORY
16-351-036-00	1313 SPRINGVIEW CT	11/16/18	\$292,375	WD	25-PARTIAL CONSTRUCTION	\$292,375	\$19,100	6.53	\$289,190	\$49,485	\$242,890	\$238,039	1.020	2,374	\$102.31	320	0.1858	TWO STORY
16-351-038-00	1245 SPRINGVIEW CT	02/28/20	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$21,500	7.17	\$340,431	\$65,643	\$234,257	\$272,878	0.858	2,592	\$90.38	320	16.0054	TWO STORY
16-351-043-00	1109 SPRINGVIEW CT	03/11/20	\$276,900	WD	03-ARM'S LENGTH	\$276,900	\$22,500	8.13	\$296,773	\$67,942	\$208,958	\$227,240	0.920	2,058	\$101.53	320	9.8976	TWO STORY
16-351-045-00	1057 SPRINGVIEW CT	01/29/21	\$360,500	WD	25-PARTIAL CONSTRUCTION	\$360,500	\$23,700	6.57	\$333,128	\$65,697	\$294,803	\$265,572	1.110	2,374	\$124.18	320	9.1546	TWO STORY
16-351-046-00	1064 SPRINGVIEW CT	08/03/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$136,500	45.50	\$300,290	\$43,065	\$256,935	\$255,437	1.006	2,374	\$108.23	320	1.2658	TWO STORY
16-351-048-00	1114 SPRINGVIEW CT	03/06/19	\$263,500	WD	03-ARM'S LENGTH	\$263,500	\$110,700	42.01	\$248,389	\$33,369	\$230,131	\$213,525	1.078	2,058	\$111.82	320	5.9247	TWO STORY
16-351-048-00	1114 SPRINGVIEW CT	09/30/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$114,600	38.85	\$260,501	\$36,425	\$258,575	\$222,518	1.162	2,058	\$125.64	320	14.3516	TWO STORY
16-351-049-00	1138 SPRINGVIEW CT	08/23/19	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$127,400	51.58	\$281,742	\$34,792	\$212,208	\$245,233	0.865	2,374	\$89.39	320	15.3192	TWO STORY
16-351-056-00	1344 SPRINGVIEW CT	04/17/18	\$243,200	WD	03-ARM'S LENGTH	\$243,200	\$112,600	46.30	\$253,079	\$34,309	\$208,891	\$217,249	0.962	2,096	\$99.66	320	5.6996	TWO STORY
<b>Totals:</b>			<b>\$9,567,450</b>			<b>\$9,567,450</b>	<b>\$3,157,500</b>		<b>\$9,484,341</b>		<b>\$8,061,178</b>	<b>\$7,922,611</b>			<b>\$131.07</b>		<b>0.1032</b>	
							<b>Sale. Ratio =&gt;</b>	<b>33.00</b>				<b>E.C.F. =&gt;</b>	<b>1.017</b>		<b>Std. Deviation=&gt;</b>	<b>0.11849548</b>		
							<b>Std. Dev. =&gt;</b>	<b>15.61</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.019</b>		<b>Ave. Variance=&gt;</b>	<b>8.7769</b>	<b>Coefficient of Var=&gt;</b>	<b>8.617243449</b>

**Rural Residential ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
16-001-015-00	1741 N M-37 HWY	04/28/20	\$156,900	WD	03-ARM'S LENGTH	\$156,900	\$60,200	38.37	\$138,007	\$31,900	\$125,000	\$91,788	1.362	1,060	\$117.92	00001	14.3136	ONE STORY
16-004-004-05	1881 N NORRIS RD	10/23/20	\$435,000	WD	25-PARTIAL CONSTRUCTION	\$435,000	\$136,000	31.26	\$408,266	\$127,074	\$307,926	\$243,246	1.266	1,698	\$181.35	00001	4.7208	TWO STORY
16-004-011-25	10204 SHAW LAKE RD	08/31/20	\$350,000	WD	25-PARTIAL CONSTRUCTION	\$350,000	\$104,000	29.71	\$319,359	\$78,415	\$271,585	\$208,429	1.303	1,440	\$188.60	00001	8.4312	TWO STORY
16-004-014-20	1531 BENDER RD	03/29/21	\$235,000	WD	24-PARTIAL ASSESSMENT	\$235,000	\$88,700	37.74	\$216,550	\$28,710	\$206,290	\$162,491	1.270	1,932	\$106.78	00001	5.0847	MODULAR
16-004-015-00	10222 SHAW LAKE RD	06/28/19	\$241,000	WD	25-PARTIAL CONSTRUCTION	\$241,000	\$95,800	39.75	\$252,410	\$76,566	\$164,434	\$242,114	1.081	1,228	\$133.90	00001	13.7707	ONE STORY
16-005-006-10	1640 N PAYNE LAKE RD	07/31/20	\$310,000	WD	25-PARTIAL CONSTRUCTION	\$310,000	\$114,900	37.06	\$296,103	\$67,486	\$242,514	\$197,766	1.226	1,692	\$143.33	00001	0.7573	TWO STORY
16-006-005-10	12567 BASS RD	07/17/20	\$262,500	WD	25-PARTIAL CONSTRUCTION	\$262,500	\$108,400	41.30	\$264,357	\$63,130	\$199,370	\$174,072	1.145	1,650	\$120.83	00001	7.3365	ONE STORY
16-007-005-20	12400 BOWENS MILL RD	05/24/19	\$209,900	WD	25-PARTIAL CONSTRUCTION	\$209,900	\$95,100	45.31	\$251,606	\$39,357	\$170,543	\$183,606	0.929	1,554	\$109.74	00001	28.9846	ONE STORY
16-008-022-00	11567 BOWENS MILL RD	04/09/19	\$150,000	WD	25-PARTIAL CONSTRUCTION	\$150,000	\$44,300	29.53	\$122,930	\$23,648	\$126,352	\$85,884	1.471	1,034	\$122.20	00001	25.2495	ONE STORY
16-008-026-01	743 N BRIGGS RD	07/02/18	\$193,000	WD	25-PARTIAL CONSTRUCTION	\$193,000	\$76,600	39.69	\$180,848	\$37,364	\$155,636	\$124,121	1.254	1,288	\$120.84	00001	3.5207	ONE STORY
16-008-036-75	11825 BARLOW LAKE RD	05/21/18	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$120,400	40.68	\$263,824	\$69,367	\$226,633	\$168,215	1.347	1,545	\$146.69	00001	12.8581	TWO STORY
16-009-002-22	10914 GRIFFETH DR	10/12/18	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$188,700	49.14	\$454,024	\$74,546	\$309,454	\$328,268	0.943	1,904	\$162.53	00001	27.6011	ONE STORY
16-009-003-10	605 N NORRIS RD	04/12/18	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$63,700	38.49	\$156,402	\$59,841	\$105,659	\$83,219	1.270	720	\$146.75	00001	5.0955	ONE STORY
16-011-008-00	8416 BOWENS MILL RD	04/10/20	\$250,000	WD	25-PARTIAL CONSTRUCTION	\$250,000	\$83,500	33.40	\$231,725	\$100,475	\$149,525	\$113,538	1.317	1,040	\$143.77	00001	9.8262	ONE STORY
16-011-008-50	8500 BOWENS MILL RD	04/03/19	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,300	48.37	\$150,957	\$49,867	\$85,133	\$87,448	0.974	936	\$90.95	00001	24.5171	ONE STORY
16-011-008-60	8400 BOWENS MILL RD	05/23/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$102,000	35.79	\$275,205	\$60,636	\$224,364	\$185,613	1.209	1,968	\$114.01	00001	0.9926	TWO STORY
16-011-009-00	8320 BOWENS MILL RD	11/20/18	\$320,000	WD	25-PARTIAL CONSTRUCTION	\$320,000	\$75,900	23.72	\$229,620	\$59,963	\$260,037	\$146,762	1.772	1,152	\$225.73	00001	55.3129	ONE STORY
16-012-008-20	7542 BOWENS MILL RD	04/20/20	\$430,000	WD	25-PARTIAL CONSTRUCTION	\$430,000	\$155,900	36.26	\$457,172	\$112,755	\$317,245	\$297,939	1.065	1,934	\$164.04	00001	15.3897	1.5 STORY
16-012-010-10	215 N PEETS RD	07/27/18	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$65,900	47.07	\$150,084	\$36,648	\$103,352	\$98,128	1.053	1,092	\$94.64	00001	16.5461	BI-LEVEL
16-013-005-50	7741 BOWENS MILL RD	04/03/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$114,700	48.81	\$295,357	\$99,343	\$135,657	\$169,562	0.800	1,607	\$184.42	00001	41.8581	ONE STORY
16-014-011-20	345 S YANKEE SPRINGS RD	12/14/18	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$47,900	30.71	\$132,549	\$48,956	\$107,044	\$72,312	1.480	1,220	\$87.74	00001	26.1604	ONE STORY
16-015-004-30	690 SPRUCE HOLLOW DR	11/16/18	\$345,000	WD	25-PARTIAL CONSTRUCTION	\$345,000	\$129,300	37.48	\$347,520	\$100,565	\$244,435	\$213,629	1.144	1,769	\$138.18	00001	7.4494	TWO STORY
16-015-005-50	9975 BOWENS MILL RD	12/14/20	\$560,000	WD	25-PARTIAL CONSTRUCTION	\$560,000	\$214,000	38.21	\$578,538	\$186,619	\$373,381	\$339,030	1.101	2,068	\$180.55	00001	11.7377	ONE STORY
16-015-012-10	765 S BASSETT LAKE RD	07/12/19	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$99,900	35.18	\$233,223	\$66,384	\$217,616	\$144,324	1.508	1,326	\$164.11	00001	28.9128	1.5 STORY
16-015-014-00	505 S BASSETT LAKE RD	07/02/20	\$340,000	WD	25-PARTIAL CONSTRUCTION	\$340,000	\$114,500	33.68	\$359,210	\$117,638	\$222,362	\$208,972	1.064	2,413	\$92.15	00001	15.4623	ONE STORY
16-017-006-10	11287 BOWENS MILL RD	01/15/21	\$271,000	WD	25-PARTIAL CONSTRUCTION	\$271,000	\$99,700	36.79	\$264,532	\$35,768	\$235,232	\$197,893	1.189	1,062	\$221.50	00001	3.0013	BI-LEVEL
16-017-025-00	11635 COBB LAKE RD	04/26/18	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$57,500	43.23	\$128,328	\$45,105	\$87,895	\$71,992	1.221	768	\$114.45	00001	0.2199	ONE STORY
16-017-100-10	11665 COBB LAKE RD	12/28/18	\$195,000	WD	25-PARTIAL CONSTRUCTION	\$195,000	\$61,800	31.69	\$168,919	\$47,011	\$147,989	\$105,457	1.403	1,200	\$123.32	00001	18.4617	ONE STORY
16-018-004-02	850 S PAYNE LAKE RD	03/29/19	\$250,000	WD	25-PARTIAL CONSTRUCTION	\$250,000	\$69,300	27.72	\$247,058	\$30,205	\$219,795	\$187,589	1.172	1,389	\$158.24	00001	4.7014	ONE STORY
16-018-004-04	12031 SANDSTONE DR	10/05/20	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$143,200	40.22	\$323,762	\$31,900	\$324,100	\$252,476	1.284	1,660	\$195.24	00001	6.4990	ONE STORY
16-018-011-20	407 S PATTERSON RD	05/31/19	\$259,900	WD	25-PARTIAL CONSTRUCTION	\$259,900	\$83,500	32.13	\$220,501	\$43,758	\$216,142	\$152,892	1.414	904	\$239.10	00001	19.4995	BI-LEVEL
16-019-006-01	12073 W M-179 HWY	01/22/20	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$98,400	46.31	\$227,068	\$35,244	\$177,256	\$165,938	1.068	2,224	\$79.70	00001	15.0489	TWO STORY
16-019-007-40	2004 ARCHWOOD DR	07/10/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$133,800	42.48	\$306,172	\$39,349	\$275,651	\$230,816	1.194	2,688	\$102.55	00001	2.4450	TWO STORY
16-019-009-00	1659 ARCHWOOD DR	12/03/19	\$188,750	WD	03-ARM'S LENGTH	\$188,750	\$84,100	44.56	\$199,590	\$29,079	\$159,671	\$147,501	1.083	1,200	\$133.06	00001	13.6188	ONE STORY
16-019-029-00	12311 W M-179 HWY	12/19/18	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,500	43.18	\$123,002	\$20,534	\$89,466	\$88,640	1.009	1,088	\$82.23	00001	20.9380	ONE STORY
16-019-034-00	12347 W M-179 HWY	09/21/18	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$43,200	28.82	\$116,943	\$24,488	\$125,412	\$79,978	1.568	912	\$137.51	00001	34.9377	ONE STORY
16-020-036-20	11388 W M-179 HWY	12/08/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,700	38.69	\$159,383	\$36,119	\$138,881	\$106,630	1.302	1,975	\$70.32	00001	8.3763	ONE STORY
16-022-005-00	1219 WOODVIEW DR	11/13/18	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$174,000	44.62	\$391,277	\$106,485	\$283,515	\$246,360	1.151	2,550	\$111.18	00001	6.7881	TWO STORY
16-022-005-50	1034 WOODVIEW DR	08/26/19	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$135,100	46.99	\$309,189	\$58,681	\$228,819	\$216,702	1.056	1,490	\$153.57	00001	16.2784	ONE STORY
16-022-008-00	9975 W M-179 HWY	06/25/18	\$257,500	WD	25-PARTIAL CONSTRUCTION	\$257,500	\$61,400	23.84	\$232,137	\$48,020	\$209,480	\$159,271	1.315	2,124	\$98.63	00001	9.6547	TWO STORY
16-023-011-00	8379 WHITE PINE DR	05/02/19	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$77,100	30.12	\$256,807	\$42,856	\$213,144	\$185,079	1.152	2,182	\$97.68	00001	6.7058	MULTI-LEVEL
16-029-005-10	11122 GUN LAKE RD	11/23/20	\$143,500	WD	25-PARTIAL CONSTRUCTION	\$143,500	\$44,100	30.73	\$122,996	\$37,291	\$106,209	\$74,139	1.433	800	\$132.76	00001	21.3863	ONE STORY
16-030-030-20	2617 S PATTERSON RD	06/07/19	\$170,000	WD	25-PARTIAL CONSTRUCTION	\$170,000	\$51,600	30.35	\$167,332	\$31,249	\$138,751	\$117,719	1.179	1,512	\$91.77	00001	4.0033	ONE STORY
16-030-036-02	2605 S PATTERSON RD	03/15/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$110,400	46.98	\$264,326	\$25,520	\$209,480	\$206,580	1.014	1,980	\$105.80	00001	20.4657	TWO STORY
16-150-038-00	205 S PATTERSON RD	09/30/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$89,000	40.45	\$219,141	\$42,086	\$177,914	\$153,162	1.162	1,298	\$137.07	00001	5.7089	ONE STORY
16-245-019-00	12955 BOWENS MILL RD	03/01/19	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$75,700	38.82	\$163,819	\$58,594	\$136,406	\$91,025	1.499	958	\$142.39	00001	27.9857	ONE STORY
16-245-026-00	12521 BOWENS MILL RD	04/12/18	\$245,000	WD	25-PARTIAL CONSTRUCTION	\$245,000	\$109,800	44.82	\$261,859	\$59,638	\$185,362	\$174,932	1.060	1,641	\$112.96	00001	15.9072	TWO STORY
<b>Totals:</b>			<b>\$11,884,350</b>			<b>\$11,884,350</b>	<b>\$4,483,500</b>		<b>\$11,639,627</b>		<b>\$9,138,117</b>	<b>\$7,693,247</b>			<b>\$132.40</b>		<b>3.0887</b>	
							<b>Sale. Ratio =&gt;</b>	<b>37.73</b>				<b>E.C.F. =&gt;</b>	<b>1.188</b>		<b>Std. Deviation=&gt;</b>	<b>0.188457</b>		
							<b>Std. Dev. =&gt;</b>	<b>6.75</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.219</b>		<b>Ave. Variance=&gt;</b>	<b>14.7772</b>	<b>Coefficient of Var=&gt;</b>	<b>12.1254119</b>

