

ECF - Commercial-Industrial

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.
16-018-013-12	12924 RISON DR	05/28/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$67,400	49.93	\$132,445	\$71,676	\$63,324	\$75,116	0.843
16-029-005-00	11114 GUN LAKE RD	07/06/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$81,300	50.81	\$177,934	\$63,083	\$96,917	\$141,967	0.683
16-030-005-50	2717 S PATTERSON RD	04/22/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$153,000	49.35	\$334,153	\$101,769	\$208,231	\$287,248	0.725
Totals:			\$605,000			\$605,000	\$301,700		\$644,532		\$368,472	\$504,331	
								Sale. Ratio =>	49.87			E.C.F. =>	0.731
								Std. Dev. =>	0.73			Ave. E.C.F. =>	0.750

ECF - Barlow Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
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	\$567,473	\$269,855	\$170,145	\$226,498	0.751
16-045-052-00	11892 FRIENDSHIP CT	10/04/21	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$132,500	31.56	\$372,891	\$78,024	\$341,876	\$224,404	1.523
16-050-007-00	1609 MANITOU LN	05/07/21	\$750,000	WD	24-PARTIAL ASSESSMENT	\$750,000	\$256,400	34.19	\$728,329	\$395,251	\$354,749	\$253,484	1.399
16-055-012-00	824 PALMER DR	10/20/20	\$430,000	WD	25-PARTIAL CONSTRUCTION	\$430,000	\$120,200	27.95	\$358,131	\$177,824	\$252,176	\$137,220	1.838
16-055-018-00	727 PALMER DR	06/18/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$151,100	33.96	\$425,704	\$337,845	\$107,155	\$66,864	1.603
16-055-018-00	727 PALMER DR	07/23/21	\$445,000	OTH	03-ARM'S LENGTH	\$445,000	\$151,100	33.96	\$425,704	\$337,845	\$107,155	\$66,864	1.603
16-055-021-10	697 BLUFF DR	09/23/21	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$161,000	39.03	\$412,015	\$185,514	\$226,986	\$172,375	1.317
16-115-016-00	11620 BARLOW LAKE RD	06/30/21	\$595,000	WD	25-PARTIAL CONSTRUCTION	\$595,000	\$171,900	28.89	\$508,291	\$264,687	\$330,313	\$185,391	1.782
16-125-026-00	1768 HERITAGE BAY DR	10/01/21	\$565,000	WD	24-PARTIAL ASSESSMENT	\$565,000	\$155,700	27.56	\$456,541	\$209,000	\$356,000	\$188,387	1.890
16-125-040-00	1554 HERITAGE BAY DR	09/29/21	\$505,000	WD	24-PARTIAL ASSESSMENT	\$505,000	\$210,900	41.76	\$457,805	\$291,610	\$213,390	\$131,901	1.618
16-125-045-00	HERITAGE BAY DR	09/29/21	\$505,000	WD	24-PARTIAL ASSESSMENT	\$505,000	\$210,900	41.76	\$457,805	\$291,610	\$213,390	\$131,901	1.618
16-200-005-00	1281 MANITOU LN	05/05/21	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$154,200	29.65	\$506,572	\$265,837	\$254,163	\$183,208	1.387
16-200-034-00	1477 MANITOU LN	12/02/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$120,100	36.39	\$344,406	\$305,512	\$24,488	\$29,600	0.827
Totals:			\$6,362,400			\$6,362,400	\$2,217,200		\$6,021,667		\$2,951,986	\$1,998,096	
								Sale. Ratio =>	34.85			E.C.F. =>	1.477
								Std. Dev. =>	6.63			Ave. E.C.F. =>	1.474

ECF - Bassett Lake - Turner Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-135-010-00	10126 DEER SIGHT DR	07/20/21	\$164,900	WD	24-PARTIAL ASSESSMENT	\$164,900	\$46,100	27.96	\$149,403	\$66,754	\$98,146	\$84,768	1.158
16-180-005-00	905 BRUCE DR	06/16/21	\$322,000	WD	24-PARTIAL ASSESSMENT	\$322,000	\$103,300	32.08	\$312,311	\$187,718	\$134,282	\$127,788	1.051
16-180-014-00	837 BRUCE DR	12/02/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$50,200	27.89	\$185,689	\$100,029	\$79,971	\$87,856	0.910
Totals:			\$666,900			\$666,900	\$199,600		\$647,403		\$312,399	\$300,412	
								Sale. Ratio =>	29.93			E.C.F. =>	1.040
								Std. Dev. =>	2.40			Ave. E.C.F. =>	1.040

ECF - Boardwalk Condos - Back units

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-290-011-00	2174 BOARDWALK CT	05/06/21	\$365,000	WD	25-PARTIAL CONSTRUCTION	\$365,000	\$89,800	24.60	\$379,582	\$29,588	\$335,412	\$328,633	1.021
16-290-012-00	2178 BOARDWALK CT	05/06/21	\$365,000	WD	25-PARTIAL CONSTRUCTION	\$365,000	\$89,800	24.60	\$384,121	\$30,573	\$334,427	\$331,970	1.007
16-290-013-00	2190 BOARDWALK CT	04/16/20	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$125,400	38.94	\$359,907	\$36,399	\$285,601	\$303,763	0.940
16-290-015-00	2204 BOARDWALK CT	11/20/20	\$339,900	WD	25-PARTIAL CONSTRUCTION	\$339,900	\$10,500	3.09	\$379,158	\$29,321	\$310,579	\$328,485	0.945
16-290-016-00	2208 BOARDWALK CT	10/29/20	\$339,000	WD	25-PARTIAL CONSTRUCTION	\$339,000	\$10,500	3.10	\$379,158	\$29,321	\$309,679	\$328,485	0.943
16-290-017-00	12920 PARK DR	05/29/20	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$128,900	40.53	\$338,046	\$36,837	\$281,163	\$282,825	0.994
16-290-018-00	12938 PARK DR	06/03/21	\$360,000	WD	25-PARTIAL CONSTRUCTION	\$360,000	\$22,400	6.22	\$395,215	\$30,041	\$329,959	\$342,886	0.962
16-290-019-00	12964 PARK DR	04/14/20	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$133,300	40.41	\$347,859	\$36,837	\$293,063	\$292,039	1.004
16-290-022-00	12927 PARK DR	10/29/20	\$351,567	WD	25-PARTIAL CONSTRUCTION	\$351,567	\$11,000	3.13	\$382,769	\$31,148	\$320,419	\$330,161	0.970
16-290-023-00	12903 PARK DR	01/07/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$124,500	36.62	\$377,649	\$31,076	\$308,924	\$325,421	0.949
16-290-025-00	12879 PARK DR	11/23/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$169,800	39.95	\$381,434	\$31,124	\$393,876	\$328,930	1.197
Totals:			\$3,855,367			\$3,855,367	\$915,900		\$4,104,898		\$3,503,102	\$3,523,599	
								Sale. Ratio =>	23.76			E.C.F. =>	0.994
								Std. Dev. =>	16.75			Ave. E.C.F. =>	0.994

ECF - Boardwalk Condos - Water

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-290-005-00	2195 BOARDWALK CT	07/01/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$138,600	43.31	\$321,233	\$60,591	\$259,409	\$205,716	1.261
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
Totals:			\$637,500			\$637,500	\$278,500		\$644,441		\$521,331	\$411,585	
								Sale. Ratio =>	43.69			E.C.F. =>	1.267
								Std. Dev. =>	0.53			Ave. E.C.F. =>	1.267

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-060-022-00	170 EVANS LANE	08/24/20	\$175,000	WD	25-PARTIAL CONSTRUCTION	\$175,000	\$41,100	23.49	\$153,275	\$46,987	\$128,013	\$86,413	1.481
16-140-005-00	12455 OAKWOOD SHORES DR	10/22/21	\$675,000	WD	24-PARTIAL ASSESSMENT	\$675,000	\$197,500	29.26	\$620,678	\$241,449	\$433,551	\$308,316	1.406
16-145-050-00	12215 OAKWOOD SHORES DR	06/24/21	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$96,400	40.59	\$252,665	\$104,530	\$132,970	\$120,435	1.104
16-150-001-10	225 LAKEVIEW DR	09/22/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$77,100	35.05	\$200,506	\$102,018	\$117,982	\$64,245	1.836
16-150-024-00	186 LAKEVIEW DR	06/15/20	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$119,400	42.49	\$319,056	\$45,596	\$235,404	\$222,325	1.059
		Totals:	\$1,588,500			\$1,588,500	\$531,500		\$1,546,180		\$1,047,920	\$801,735	
								Sale. Ratio =>	33.46			E.C.F. =>	1.307
								Std. Dev. =>	7.90			Ave. E.C.F. =>	1.377

ECF - Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
16-280-010-00	12450 BAY VIEW DR	08/27/20	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$83,400	36.28	\$223,565	\$28,800	\$201,100	\$173,587	1.158		
16-280-016-00	12380 BAY VIEW DR	05/21/21	\$238,500	WD	03-ARM'S LENGTH	\$238,500	\$94,400	39.58	\$220,465	\$28,800	\$209,700	\$170,824	1.228		
16-280-021-00	1646 PARKER DR	07/15/20	\$219,100	WD	03-ARM'S LENGTH	\$219,100	\$95,900	43.77	\$256,394	\$29,239	\$189,861	\$202,455	0.938		
16-280-024-00	1624 PARKER DR	05/05/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$101,800	43.32	\$268,142	\$28,800	\$206,200	\$213,317	0.967		
16-370-003-00	2749 SANDON CIRCLE	09/03/21	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$45,800	35.10	\$113,677	\$72,000	\$58,500	\$37,145	1.575		
16-370-017-00	12755 WHISPERING PINES DR	07/10/20	\$128,900	WD	03-ARM'S LENGTH	\$128,900	\$38,000	29.48	\$137,830	\$72,000	\$56,900	\$58,672	0.970		
Totals:			\$1,181,900			\$1,181,900	\$459,300		\$1,220,073		\$922,261	\$856,002			
								Sale. Ratio =>	38.86					E.C.F. =>	1.077
								Std. Dev. =>	5.44					Ave. E.C.F. =>	1.139

ECF - England Point and Lake Area Non-Waterfront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-080-050-00	3968 ENGLAND DR	07/28/20	\$107,000	WD	08-ESTATE	\$107,000	\$57,600	53.83	\$141,470	\$44,824	\$62,176	\$71,063	0.875
16-090-005-00	12511 TERRY LN	04/23/21	\$217,200	WD	24-PARTIAL ASSESSMENT	\$217,200	\$55,100	25.37	\$173,659	\$36,740	\$180,460	\$129,169	1.397
16-090-013-00	12529 TERRY LN	08/31/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$48,400	35.85	\$123,459	\$30,000	\$105,000	\$88,169	1.191
16-090-015-00	12507 TERRY LN	06/08/21	\$175,900	WD	24-PARTIAL ASSESSMENT	\$175,900	\$68,700	39.06	\$209,414	\$57,947	\$117,953	\$111,373	1.059
16-110-024-00	2020 ARCHWOOD DR	05/06/20	\$165,000	WD	25-PARTIAL CONSTRUCTION	\$165,000	\$47,800	28.97	\$138,480	\$42,601	\$122,399	\$90,452	1.353
16-110-030-00	1938 ARCHWOOD DR	07/12/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$94,200	42.82	\$215,149	\$73,340	\$146,660	\$133,782	1.096
16-118-010-00	1647 N BRIGGS RD	01/27/22	\$330,000	WD	24-PARTIAL ASSESSMENT	\$330,000	\$106,200	32.18	\$328,029	\$88,484	\$241,516	\$225,986	1.069
16-190-025-00	3065 BEATRICE AVE	09/07/21	\$436,000	WD	20-MULTI PARCEL SALE REF	\$436,000	\$112,300	25.76	\$289,318	\$47,175	\$388,825	\$228,437	1.702
16-205-026-00	12896 WAYLAND AVE	08/03/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$119,600	36.80	\$280,140	\$156,064	\$168,936	\$117,053	1.443
16-205-037-40	12970 SWEETLAND AVE	07/24/20	\$175,000	WD	25-PARTIAL CONSTRUCTION	\$175,000	\$12,500	7.14	\$198,413	\$34,018	\$140,982	\$155,090	0.909
16-205-039-50	3260 SANDY BEACH	07/20/21	\$361,000	WD	24-PARTIAL ASSESSMENT	\$361,000	\$124,600	34.52	\$297,718	\$54,306	\$306,694	\$229,634	1.336
16-205-419-00	12937 SWEETLAND AVE	02/11/21	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$66,600	44.85	\$170,762	\$33,028	\$115,472	\$129,938	0.889
16-205-419-03	12965 SWEETLAND AVE	12/07/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$72,000	46.45	\$184,314	\$33,028	\$121,972	\$142,723	0.855
16-205-419-04	12951 SWEETLAND AVE	01/15/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$66,600	40.36	\$170,762	\$33,028	\$131,972	\$129,938	1.016
16-260-018-00	12807 WESTWOOD LN	04/05/21	\$420,000	WD	24-PARTIAL ASSESSMENT	\$420,000	\$160,700	38.26	\$406,296	\$89,202	\$330,798	\$299,145	1.106
16-260-019-00	12813 WESTWOOD LN	09/04/20	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$111,400	39.93	\$320,082	\$63,290	\$215,710	\$242,257	0.890
16-265-007-00	12983 WESTWOOD LN	01/15/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$101,000	42.98	\$273,888	\$96,891	\$138,109	\$166,978	0.827
16-270-003-00	12806 VALLEY DR	02/11/22	\$335,000	WD	24-PARTIAL ASSESSMENT	\$335,000	\$118,400	35.34	\$305,810	\$58,692	\$276,308	\$233,130	1.185
16-270-011-00	12926 VALLEY DR	03/25/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$83,700	36.55	\$214,179	\$56,384	\$172,616	\$148,863	1.160
16-270-016-00	12982 VALLEY DR	12/01/21	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$126,900	37.43	\$283,373	\$51,902	\$287,098	\$218,369	1.315
Totals:			\$4,952,600			\$4,952,600	\$1,754,300		\$4,724,715		\$3,771,656	\$3,291,547	
								Sale. Ratio =>	35.42			E.C.F. =>	1.146
								Std. Dev. =>	9.65			Ave. E.C.F. =>	1.134

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-030-034-00	2771 RUSSELL DR	02/18/21	\$342,000	WD	25-PARTIAL CONSTRUCTION	\$342,000	\$126,000	36.84	\$399,753	\$219,721	\$122,279	\$151,160	0.809
16-065-015-00	10946 SHADY LN	03/29/21	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$446,800	45.59	\$1,154,829	\$587,799	\$392,201	\$476,096	0.824
16-070-003-00	3630 ELMWOOD BEACH	09/04/20	\$424,200	WD	25-PARTIAL CONSTRUCTION	\$424,200	\$147,200	34.70	\$398,470	\$231,452	\$192,748	\$140,233	1.374
16-070-046-00	3222 ELMWOOD BEACH	07/22/20	\$580,000	WD	25-PARTIAL CONSTRUCTION	\$580,000	\$249,800	43.07	\$662,752	\$357,702	\$222,298	\$256,129	0.868
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
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
16-080-029-00	3871 ENGLAND DR	11/17/20	\$490,000	WD	25-PARTIAL CONSTRUCTION	\$490,000	\$182,100	37.16	\$520,233	\$363,306	\$126,694	\$131,761	0.962
16-080-052-00	11798 ENGLISH CT	11/02/21	\$545,000	WD	24-PARTIAL ASSESSMENT	\$545,000	\$180,600	33.14	\$503,467	\$336,152	\$208,848	\$140,483	1.487
16-110-001-00	1905 ARCHWOOD DR	07/12/21	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$447,500	49.72	\$1,127,037	\$471,596	\$428,404	\$550,328	0.778
16-110-002-00	1919 ARCHWOOD DR	04/05/21	\$489,000	WD	24-PARTIAL ASSESSMENT	\$489,000	\$184,700	37.77	\$532,176	\$402,427	\$86,573	\$108,941	0.795
16-110-008-00	2021 ARCHWOOD DR	05/27/21	\$1,050,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,050,000	\$379,100	36.10	\$1,009,098	\$382,768	\$667,232	\$525,886	1.269
16-160-006-00	2230 PARKER DR	09/25/20	\$605,000	WD	25-PARTIAL CONSTRUCTION	\$605,000	\$236,200	39.04	\$671,144	\$250,030	\$354,970	\$353,580	1.004
16-165-006-00	2308 VISTA POINT DR	11/29/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$169,400	39.86	\$427,431	\$223,099	\$201,901	\$171,563	1.177
16-170-005-00	10979 GUN LAKE RD	06/15/20	\$575,000	WD	25-PARTIAL CONSTRUCTION	\$575,000	\$172,000	29.91	\$550,319	\$281,151	\$293,849	\$226,002	1.300
16-195-012-00	10631 GUN LAKE RD	05/11/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$172,700	38.38	\$475,240	\$310,114	\$139,886	\$138,645	1.009
16-195-020-10	10718 GUN LAKE RD	01/22/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$171,000	36.00	\$488,938	\$85,624	\$389,376	\$338,635	1.150
16-205-000-02	3059 SANDY BEACH	05/28/21	\$819,900	WD	03-ARM'S LENGTH	\$819,900	\$264,900	32.31	\$763,083	\$299,368	\$520,532	\$389,349	1.337
16-205-007-00	3137 SANDY BEACH	03/14/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$181,600	45.40	\$458,255	\$293,666	\$106,334	\$138,194	0.769
16-205-009-00	3169 SANDY BEACH	09/09/20	\$518,700	WD	25-PARTIAL CONSTRUCTION	\$518,700	\$195,400	37.67	\$631,023	\$296,635	\$222,065	\$280,762	0.791
16-205-011-00	3179 SANDY BEACH	06/26/20	\$590,000	WD	25-PARTIAL CONSTRUCTION	\$590,000	\$191,000	32.37	\$665,275	\$247,588	\$342,412	\$350,703	0.976
16-205-019-00	3247 SANDY BEACH	04/15/20	\$344,500	WD	25-PARTIAL CONSTRUCTION	\$344,500	\$110,500	32.08	\$329,976	\$228,964	\$115,536	\$84,813	1.362
16-205-021-00	3261 SANDY BEACH	11/19/20	\$567,500	WD	03-ARM'S LENGTH	\$567,500	\$256,100	45.13	\$662,602	\$296,560	\$270,940	\$307,340	0.882
16-215-009-00	2693 S OAKLEIGH ST	11/24/21	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$285,700	34.84	\$737,260	\$320,341	\$499,659	\$350,058	1.427
16-215-017-00	11421 LIGHTHOUSE CT	08/24/20	\$424,900	WD	25-PARTIAL CONSTRUCTION	\$424,900	\$129,200	30.41	\$390,107	\$215,680	\$209,220	\$146,454	1.429
16-215-033-00	11317 W OAKLEIGH ST	03/04/22	\$975,000	WD	24-PARTIAL ASSESSMENT	\$975,000	\$284,400	29.17	\$804,835	\$259,013	\$715,987	\$458,289	1.562
16-215-034-00	11299 W OAKLEIGH ST	07/07/20	\$854,000	WD	25-PARTIAL CONSTRUCTION	\$854,000	\$280,200	32.81	\$893,817	\$455,847	\$398,153	\$367,733	1.083
16-260-007-00	12551 WESTWOOD LN	07/30/21	\$850,000	WD	24-PARTIAL ASSESSMENT	\$850,000	\$331,900	39.05	\$888,419	\$367,480	\$482,520	\$437,396	1.103
16-260-011-00	12591 WESTWOOD LN	02/22/21	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$407,100	49.65	\$1,007,110	\$385,151	\$434,849	\$522,216	0.833
Totals:			\$17,694,700			\$17,694,700	\$6,791,100		\$18,368,567		\$8,556,624	\$7,775,840	
								Sale. Ratio =>	38.38			E.C.F. =>	1.100
								Std. Dev. =>	5.84			Ave. E.C.F. =>	1.139

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-019-001-05	12395 BAY VIEW DR	04/01/21	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$374,300	45.37	\$922,663	\$259,190	\$565,810	\$630,678	0.897
16-030-041-01	2201 MAC DR	11/18/20	\$272,000	WD	25-PARTIAL CONSTRUCTION	\$272,000	\$96,900	35.63	\$308,063	\$178,613	\$93,387	\$84,442	1.106
16-030-044-00	2215 MAC DR	05/29/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$104,400	36.00	\$298,744	\$177,640	\$112,360	\$78,998	1.422
16-105-004-10	2865 S PATTERSON RD	02/23/21	\$280,000	WD	25-PARTIAL CONSTRUCTION	\$280,000	\$92,000	32.86	\$282,258	\$124,946	\$155,054	\$149,536	1.037
16-105-011-00	12923 JOHNSON DR	06/29/20	\$238,000	WD	25-PARTIAL CONSTRUCTION	\$238,000	\$92,200	38.74	\$274,112	\$144,914	\$93,086	\$122,812	0.758
16-105-025-00	12932 HAZEL DR	03/15/22	\$260,000	WD	24-PARTIAL ASSESSMENT	\$260,000	\$75,100	28.88	\$234,373	\$118,322	\$141,678	\$75,702	1.872
16-105-027-10	12952 HAZEL DR	12/02/21	\$270,000	WD	24-PARTIAL ASSESSMENT	\$270,000	\$79,300	29.37	\$239,424	\$118,322	\$151,678	\$78,997	1.920
16-165-016-00	2234 VISTA POINT DR	07/15/21	\$275,000	WD	24-PARTIAL ASSESSMENT	\$275,000	\$86,900	31.60	\$273,500	\$133,824	\$141,176	\$91,113	1.549
16-217-000-20	12884 BAYOU CT	08/17/20	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$208,300	36.54	\$626,356	\$222,666	\$347,334	\$383,736	0.905
16-217-028-00	12651 PARK DR	08/03/21	\$374,000	WD	03-ARM'S LENGTH	\$374,000	\$125,000	33.42	\$313,350	\$159,236	\$214,764	\$146,496	1.466
16-217-040-00	12795 PARK DR	08/13/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$177,600	37.79	\$535,009	\$188,052	\$281,948	\$329,807	0.855
16-220-097-00	12725 SUNRISE CT	12/27/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$190,500	36.29	\$484,113	\$199,570	\$325,430	\$270,478	1.203
16-222-001-00	12945 CANAL VIEW DR	09/09/20	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$227,500	41.36	\$656,070	\$170,081	\$379,919	\$461,967	0.822
16-225-023-00	12895 VALLEY DR	10/22/21	\$306,000	WD	24-PARTIAL ASSESSMENT	\$306,000	\$76,800	25.10	\$238,246	\$129,141	\$176,859	\$103,712	1.705
16-225-031-00	12823 VALLEY DR	06/25/21	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$117,500	40.87	\$305,154	\$224,003	\$63,497	\$77,140	0.823
16-225-034-00	12799 VALLEY DR	01/27/22	\$318,000	WD	24-PARTIAL ASSESSMENT	\$318,000	\$90,300	28.40	\$266,804	\$151,853	\$166,147	\$109,269	1.521
16-230-011-00	12726 PARK DR	06/18/21	\$639,900	WD	03-ARM'S LENGTH	\$639,900	\$254,700	39.80	\$618,383	\$134,450	\$505,450	\$460,012	1.099
16-235-013-00	2061 S PATTERSON RD	10/30/20	\$380,000	WD	25-PARTIAL CONSTRUCTION	\$380,000	\$119,400	31.42	\$372,358	\$165,513	\$214,487	\$196,621	1.091
16-235-014-00	2047 S PATTERSON RD	06/19/20	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$103,500	32.75	\$286,404	\$161,196	\$154,804	\$119,019	1.301
Totals:			\$7,446,400			\$7,446,400	\$2,692,200		\$7,535,384		\$4,284,868	\$3,970,534	
								Sale. Ratio =>	36.15			E.C.F. =>	1.079
								Std. Dev. =>	5.16			Ave. E.C.F. =>	1.229

Totals:	\$0	\$0	\$0	\$0	\$0.00	0.0000
<i>No time period sales - used 2022 ECF of 2.600 x 1.12 = 2.912</i>		Sale. Ratio =>	0.00	E.C.F. =>	0.000	Std. Deviation=> #DIV/0!
<i>(1.12 increase from paired sales in the township) Used 2.91</i>		Std. Dev. =>	#DIV/0!	Ave. E.C.F. =>	#DIV/0!	Ave. Variance=> 0.0000 Coefficient of Var=> 0

ECF - Lake Areas Mobile Homes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-030-041-01	2201 MAC DR	11/18/20	\$272,000	WD	25-PARTIAL CONSTRUCTION	\$272,000	\$96,900	35.63	\$308,063	\$178,613	\$93,387	\$84,442	1.106
16-030-044-00	2215 MAC DR	05/29/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$104,400	36.00	\$298,744	\$177,640	\$112,360	\$78,998	1.422
16-085-005-00	809 EDGE CREEK DR	03/09/22	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$35,500	28.42	\$101,882	\$34,197	\$90,703	\$44,152	2.054
16-085-010-00	11856 LAKERIDGE DR	12/22/20	\$85,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$85,000	\$40,800	48.00	\$115,267	\$56,250	\$28,750	\$38,498	0.747
16-090-015-00	12507 TERRY LN	06/08/21	\$175,900	WD	24-PARTIAL ASSESSMENT	\$175,900	\$68,700	39.06	\$209,414	\$57,947	\$117,953	\$111,373	1.059
16-105-025-00	12932 HAZEL DR	03/15/22	\$260,000	WD	24-PARTIAL ASSESSMENT	\$260,000	\$75,100	28.88	\$234,373	\$118,322	\$141,678	\$75,702	1.872
16-105-027-10	12952 HAZEL DR	12/02/21	\$270,000	WD	24-PARTIAL ASSESSMENT	\$270,000	\$79,300	29.37	\$239,424	\$118,322	\$151,678	\$78,997	1.920
16-165-016-00	2234 VISTA POINT DR	07/15/21	\$275,000	WD	24-PARTIAL ASSESSMENT	\$275,000	\$86,900	31.60	\$273,500	\$133,824	\$141,176	\$91,113	1.549
Totals:			\$1,752,800			\$1,752,800	\$587,600		\$1,780,667		\$877,685	\$603,274	
								Sale. Ratio =>	33.52			E.C.F. =>	1.455
								Std. Dev. =>	6.65			Ave. E.C.F. =>	1.466

ECF - Mobile Homes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-006-002-20	12908 ROBERT LN	05/28/21	\$180,000	WD	24-PARTIAL ASSESSMENT	\$180,000	\$54,800	30.44	\$159,958	\$35,766	\$144,234	\$91,318	1.579
16-020-036-42	1171 LYNN DR	08/19/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$55,200	38.07	\$147,389	\$62,881	\$82,119	\$62,138	1.322
16-023-012-30	8149 OLD TREE DR	12/17/21	\$349,900	WD	24-PARTIAL ASSESSMENT	\$349,900	\$96,100	27.46	\$325,765	\$68,384	\$281,516	\$189,251	1.488
16-035-011-22	8045 GUN LAKE RD	12/17/20	\$164,000	WD	31-SPLIT IMPROVED	\$164,000	\$59,500	36.28	\$170,120	\$58,027	\$105,973	\$82,421	1.286
16-150-001-20	221 S PATTERSON RD	07/17/20	\$213,000	WD	25-PARTIAL CONSTRUCTION	\$213,000	\$75,200	35.31	\$237,324	\$86,867	\$126,133	\$110,630	1.140
16-250-026-00	2635 ABBEY RD	07/12/21	\$170,000	WD	24-PARTIAL ASSESSMENT	\$170,000	\$55,900	32.88	\$165,359	\$56,854	\$113,146	\$79,783	1.418
Totals:			\$1,221,900			\$1,221,900	\$396,700		\$1,205,915		\$853,121	\$615,541	
								Sale. Ratio =>	32.47			E.C.F. =>	1.386
								Std. Dev. =>	3.95			Ave. E.C.F. =>	1.372

ECF - Mallard Point Condos

Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	0.0000
<i>No time period sales - used 2022 ECF of 0.675 x 1.12 = .756</i>	(1.12	Sale. Ratio =>	0.00	E.C.F. =>	0.000	Std. Deviation=>	#DIV/0!		
<i>increase from paired sales in the township) Used 0.756</i>		Std. Dev. =>	#DIV/0!	Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>	0.0000	Coefficient of Var=>	0

ECF - Newer Plats - Site Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-310-007-00	12203 SANDSTONE DR	10/22/21	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$187,400	40.75	\$523,717	\$84,736	\$375,164	\$454,903	0.825
16-310-008-00	12171 SANDSTONE DR	07/19/21	\$390,000	WD	25-PARTIAL CONSTRUCTION	\$390,000	\$22,400	5.74	\$369,192	\$73,070	\$316,930	\$306,862	1.033
16-325-001-00	10275 SUN RIDGE CT	04/16/21	\$315,500	WD	25-PARTIAL CONSTRUCTION	\$315,500	\$67,000	21.24	\$337,151	\$81,449	\$234,051	\$264,976	0.883
16-325-010-00	1811 STARR VIEW LN	12/08/20	\$394,000	WD	03-ARM'S LENGTH	\$394,000	\$126,300	32.06	\$446,072	\$102,391	\$291,609	\$356,146	0.819
16-325-011-00	1823 STARR VIEW LN	09/30/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$213,400	44.93	\$503,408	\$78,914	\$396,086	\$439,890	0.900
16-325-013-00	1839 STARR VIEW LN	02/22/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$214,700	39.04	\$506,962	\$75,169	\$474,831	\$447,454	1.061
16-325-014-00	1814 STARR VIEW LN	01/27/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$121,600	36.85	\$310,382	\$87,631	\$242,369	\$230,830	1.050
16-325-016-00	1798 STARR VIEW LN	03/18/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$188,700	38.51	\$488,836	\$104,183	\$385,817	\$398,604	0.968
16-325-021-00	1758 STARR VIEW LN	05/24/21	\$350,000	WD	24-PARTIAL ASSESSMENT	\$350,000	\$130,700	37.34	\$365,718	\$74,841	\$275,159	\$301,427	0.913
Totals:			\$3,754,400			\$3,754,400	\$1,272,200		\$3,851,438		\$2,992,016	\$3,201,092	
								Sale. Ratio =>	33.89			E.C.F. =>	0.935
								Std. Dev. =>	12.17			Ave. E.C.F. =>	0.939

ECF - Oak Grove Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
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
16-138-010-00	2680 RUSSELL DR	04/22/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$60,900	48.72	\$151,770	\$72,000	\$53,000	\$45,845	1.156
Totals:			\$325,000			\$325,000	\$152,500		\$351,777		\$170,500	\$109,431	
								Sale. Ratio =>	46.92			E.C.F. =>	1.558
								Std. Dev. =>	2.06			Ave. E.C.F. =>	1.502

ECF - Old Farm Village

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-102-002-00	1423 QUAIL RUN DR	03/31/22	\$305,000	WD	24-PARTIAL ASSESSMENT	\$305,000	\$104,000	34.10	\$275,685	\$33,543	\$271,457	\$189,618	1.432
16-103-042-00	1164 QUAIL RUN DR	09/29/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$89,900	39.26	\$249,401	\$34,573	\$194,427	\$168,229	1.156
16-103-044-00	1102 QUAIL RUN DR	11/04/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$109,600	40.90	\$253,524	\$46,065	\$221,935	\$162,458	1.366
Totals:			\$802,000			\$802,000	\$303,500		\$778,610		\$687,819	\$520,305	
								Sale. Ratio =>	37.84			E.C.F. =>	1.322
								Std. Dev. =>	3.55			Ave. E.C.F. =>	1.318

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-017-012-00	563 PAYNE RIDGE DR	01/12/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$242,100	48.52	\$542,862	\$321,286	\$177,714	\$194,878	0.912
16-017-026-00	707 PAYNE RIDGE DR	10/09/20	\$260,000	WD	25-PARTIAL CONSTRUCTION	\$260,000	\$86,600	33.31	\$224,039	\$131,492	\$128,508	\$81,396	1.579
16-100-002-00	719 S BRIGGS RD	09/24/21	\$585,000	WD	24-PARTIAL ASSESSMENT	\$585,000	\$142,100	24.29	\$481,276	\$220,780	\$364,220	\$229,108	1.590
16-100-007-00	777 S BRIGGS RD	08/31/20	\$343,500	WD	03-ARM'S LENGTH	\$343,500	\$146,000	42.50	\$353,352	\$211,050	\$132,450	\$125,156	1.058
16-100-012-00	11420 HYDEAWAY CT	07/16/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$52,500	32.81	\$131,222	\$45,780	\$114,220	\$75,147	1.520
16-100-014-00	11384 HYDEAWAY CT	02/16/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,200	41.49	\$214,015	\$54,302	\$160,698	\$140,469	1.144
16-130-005-50	1434 LYNN DR	03/02/22	\$320,000	WD	24-PARTIAL ASSESSMENT	\$320,000	\$58,800	18.38	\$290,124	\$50,095	\$269,905	\$211,107	1.279
Totals:			\$2,382,500			\$2,382,500	\$817,300		\$2,236,890		\$1,347,715	\$1,057,260	
								Sale. Ratio =>	34.30			E.C.F. =>	1.275
								Std. Dev. =>	10.63			Ave. E.C.F. =>	1.297

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
16-183-012-00	369 N PAYNE LAKE RD	04/16/21	\$435,000	WD	24-PARTIAL ASSESSMENT	\$435,000	\$150,500	34.60	\$521,398	\$151,437	\$283,563	\$354,030	0.801		
16-250-003-00	2532 CORK ST	11/16/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$105,000	48.84	\$243,347	\$63,750	\$151,250	\$171,863	0.880		
16-250-010-00	2599 ABBEY RD	10/25/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$103,900	37.11	\$244,891	\$63,750	\$216,250	\$173,341	1.248		
16-250-015-00	2604 CORK ST	08/27/21	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$115,300	46.68	\$268,101	\$46,090	\$200,910	\$212,451	0.946		
16-250-026-00	2635 ABBEY RD	07/12/21	\$170,000	WD	24-PARTIAL ASSESSMENT	\$170,000	\$55,900	32.88	\$165,359	\$56,854	\$113,146	\$79,783	1.418		
16-275-011-00	12100 PINE MEADOWS DR	02/26/21	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$95,300	39.30	\$248,487	\$65,961	\$176,539	\$174,666	1.011		
16-275-015-00	12154 PINE MEADOWS DR	10/08/21	\$327,000	WD	25-PARTIAL CONSTRUCTION	\$327,000	\$11,500	3.52	\$322,537	\$48,897	\$278,103	\$261,856	1.062		
16-275-016-00	12160 PINE MEADOWS DR	01/31/22	\$335,000	WD	25-PARTIAL CONSTRUCTION	\$335,000	\$12,200	3.64	\$318,820	\$50,758	\$284,242	\$256,519	1.108		
16-275-023-00	12204 PINE MEADOWS DR	07/20/21	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$119,400	37.55	\$318,966	\$81,326	\$236,674	\$227,407	1.041		
Totals:			\$2,569,500			\$2,569,500	\$769,000		\$2,651,906		\$1,940,677	\$1,911,915			
								Sale. Ratio =>	29.93					E.C.F. =>	1.015
								Std. Dev. =>	16.70					Ave. E.C.F. =>	1.057

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-320-003-00	12897 GOLDENROD CT	03/10/22	\$289,900	WD	24-PARTIAL ASSESSMENT	\$289,900	\$76,200	26.28	\$259,692	\$41,365	\$248,535	\$214,677	1.158
16-320-006-00	12799 GOLDENROD CT	01/20/21	\$280,000	WD	25-PARTIAL CONSTRUCTION	\$280,000	\$71,900	25.68	\$263,435	\$35,845	\$244,155	\$223,786	1.091
16-320-010-00	12719 GOLDENROD CT	08/24/20	\$241,000	WD	25-PARTIAL CONSTRUCTION	\$241,000	\$90,000	37.34	\$258,343	\$36,779	\$204,221	\$217,860	0.937
16-320-010-00	12719 GOLDENROD CT	02/04/22	\$325,000	WD	24-PARTIAL ASSESSMENT	\$325,000	\$97,100	29.88	\$258,343	\$36,779	\$288,221	\$217,860	1.323
16-320-030-00	1642 TURTLE HEAD LN	02/19/21	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$93,700	32.20	\$252,824	\$36,262	\$254,738	\$212,942	1.196
16-320-033-00	1643 WATER LILY LN	08/13/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$104,700	36.74	\$251,240	\$41,960	\$243,040	\$205,782	1.181
16-320-048-00	1828 WATER LILY LN	04/29/20	\$275,285	WD	03-ARM'S LENGTH	\$275,285	\$109,200	39.67	\$286,218	\$47,917	\$227,368	\$234,318	0.970
16-320-050-00	1804 WATER LILY LN	08/28/20	\$286,500	WD	03-ARM'S LENGTH	\$286,500	\$106,300	37.10	\$279,978	\$51,612	\$234,888	\$224,549	1.046
16-320-063-00	1667 TURTLE HEAD LN	09/30/20	\$340,000	WD	25-PARTIAL CONSTRUCTION	\$340,000	\$21,300	6.26	\$378,096	\$50,624	\$289,376	\$321,998	0.899
16-350-004-00	1273 CRYSTAL WAY CT	05/28/21	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$126,900	37.60	\$296,963	\$33,409	\$304,091	\$259,148	1.173
16-350-021-00	1224 CRYSTAL WAY CT	09/13/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$112,600	41.70	\$274,076	\$61,943	\$208,057	\$208,587	0.997
16-350-029-00	1476 CRYSTAL WAY CT	10/26/21	\$560,000	WD	24-PARTIAL ASSESSMENT	\$560,000	\$210,600	37.61	\$586,146	\$153,476	\$406,524	\$425,438	0.956
16-351-032-00	1427 SPRINGVIEW CT	06/18/21	\$367,500	WD	03-ARM'S LENGTH	\$367,500	\$148,100	40.30	\$358,239	\$73,565	\$293,935	\$279,915	1.050
16-351-033-00	1401 SPRINGVIEW CT	03/15/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$132,000	41.25	\$321,358	\$73,812	\$246,188	\$243,408	1.011
16-351-045-00	1057 SPRINGVIEW CT	01/29/21	\$360,500	WD	25-PARTIAL CONSTRUCTION	\$360,500	\$23,700	6.57	\$378,050	\$81,282	\$279,218	\$291,807	0.957
16-351-046-00	1064 SPRINGVIEW CT	08/03/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$136,500	45.50	\$339,827	\$54,454	\$245,546	\$280,603	0.875
16-351-048-00	1114 SPRINGVIEW CT	09/30/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$114,600	38.85	\$325,913	\$43,922	\$251,078	\$277,277	0.906
16-351-052-00	1224 SPRINGVIEW CT	02/28/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$133,600	41.11	\$313,903	\$43,076	\$281,924	\$266,300	1.059
Totals:			\$5,749,185			\$5,749,185	\$1,909,000		\$5,682,644		\$4,751,103	\$4,606,256	
								Sale. Ratio =>	33.20			E.C.F. =>	1.031
								Std. Dev. =>	11.14			Ave. E.C.F. =>	1.044

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-001-002-00	1773 N M-37 HWY	02/18/22	\$190,000	WD	24-PARTIAL ASSESSMENT	\$190,000	\$62,400	32.84	\$168,750	\$34,612	\$155,388	\$112,911	1.376
16-002-013-00	8015 SHAW LAKE RD	08/26/22	\$235,000	WD	24-PARTIAL ASSESSMENT	\$235,000	\$90,800	38.64	\$228,905	\$39,562	\$195,438	\$159,380	1.226
16-006-006-00	12545 BASS RD	12/29/21	\$235,000	WD	08-ESTATE	\$235,000	\$88,300	37.57	\$242,994	\$43,400	\$191,600	\$168,008	1.140
16-006-007-50	1861 N PAYNE LAKE RD	09/02/22	\$550,000	WD	24-PARTIAL ASSESSMENT	\$550,000	\$215,100	39.11	\$488,492	\$113,480	\$436,520	\$315,667	1.383
16-006-012-00	1050 N PATTERSON RD	09/06/22	\$403,000	WD	24-PARTIAL ASSESSMENT	\$403,000	\$124,300	30.84	\$355,645	\$63,993	\$339,007	\$245,498	1.381
16-008-020-10	280 OLD MILL RD	07/29/22	\$235,000	WD	24-PARTIAL ASSESSMENT	\$235,000	\$93,100	39.62	\$220,065	\$35,035	\$199,965	\$155,749	1.284
16-012-008-00	7794 BOWENS MILL RD	12/03/21	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$230,100	44.90	\$570,829	\$173,024	\$339,476	\$334,853	1.014
16-014-011-20	345 S YANKEE SPRINGS RD	06/13/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$72,300	35.27	\$181,140	\$65,837	\$139,163	\$97,056	1.434
16-018-001-00	564 S PAYNE LAKE RD	10/22/21	\$340,000	WD	24-PARTIAL ASSESSMENT	\$340,000	\$73,900	21.74	\$285,931	\$74,084	\$265,916	\$178,322	1.491
16-018-009-23	12850 COBB LAKE RD	11/19/21	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$100,900	38.37	\$250,023	\$34,334	\$228,666	\$181,556	1.259
16-019-007-30	1885 S PATTERSON RD	11/12/21	\$150,000	WD	08-ESTATE	\$150,000	\$74,300	49.53	\$244,888	\$51,431	\$98,569	\$162,843	0.605
16-019-007-30	1885 S PATTERSON RD	08/02/22	\$275,000	WD	24-PARTIAL ASSESSMENT	\$275,000	\$77,100	28.04	\$244,888	\$51,431	\$223,569	\$162,843	1.373
16-019-034-00	12347 W M-179 HWY	09/13/22	\$208,000	WD	24-PARTIAL ASSESSMENT	\$208,000	\$64,200	30.87	\$171,341	\$28,631	\$179,369	\$120,126	1.493
16-022-006-00	9805 W M-179 HWY	03/31/22	\$220,000	WD	24-PARTIAL ASSESSMENT	\$220,000	\$89,800	40.82	\$243,322	\$56,200	\$163,800	\$157,510	1.040
16-023-011-15	8469 WHITE PINE DR	07/08/22	\$375,000	WD	24-PARTIAL ASSESSMENT	\$375,000	\$123,500	32.93	\$360,093	\$77,524	\$297,476	\$237,853	1.251
16-035-011-24	8197 GUN LAKE RD	06/15/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$152,300	49.13	\$340,873	\$72,336	\$237,664	\$226,041	1.051
16-040-004-10	3993 S NORRIS RD	06/21/22	\$175,000	WD	08-ESTATE	\$175,000	\$84,100	48.06	\$172,311	\$52,764	\$122,236	\$100,629	1.215
Totals:			\$4,881,500			\$4,881,500	\$1,816,500		\$4,770,490		\$3,813,822	\$3,116,845	
								Sale. Ratio =>	37.21			E.C.F. =>	1.224
								Std. Dev. =>	7.67			Ave. E.C.F. =>	1.236

