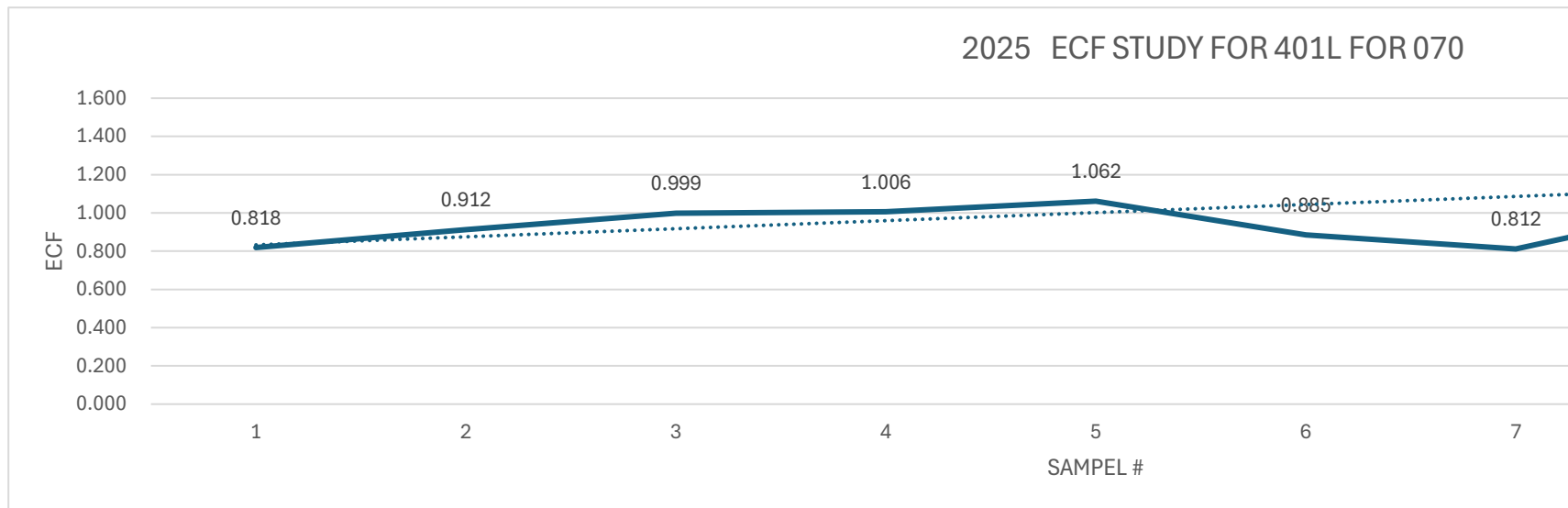
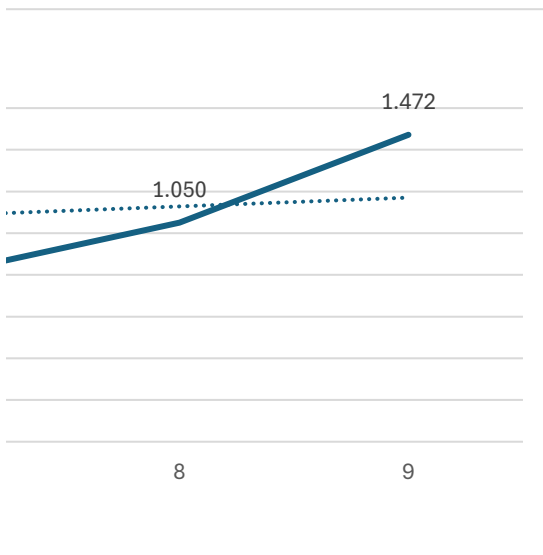


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
072-102-000-018-00	871 W LAKE ST	05/10/24	\$214,000	WD	03-ARM'S LENGTH	\$214,000
072-102-000-019-00	865 W LAKE ST	04/10/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000
072-103-000-032-00	764 W FAITH ST	05/13/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000
072-103-000-038-00	858 W FAITH ST	11/20/23	\$331,435	WD	03-ARM'S LENGTH	\$331,435
072-110-002-003-00	426 W MAIN ST	10/17/23	\$406,000	WD	03-ARM'S LENGTH	\$381,000
072-130-000-019-00	3907 WHIPOORWILL DR	06/27/24	\$433,000	WD	03-ARM'S LENGTH	\$423,500
073-000-008-001-02	110 W JORDAN ST	07/12/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000
073-100-000-078-00	345 S SLEEPER DR	09/06/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000
073-100-000-104-00	1287 N SLEEPER DR	09/27/24	\$140,000	WD	03-ARM'S LENGTH	\$138,100
Totals:			\$2,384,435			\$2,348,035



Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$89,900	42.01	\$214,231	\$98,638	\$115,362	\$140,967	0.818	992	\$116.29
\$75,000	33.33	\$212,174	\$98,000	\$127,000	\$139,237	0.912	768	\$165.36
\$76,000	33.78	\$202,261	\$97,933	\$127,067	\$127,229	0.999	936	\$135.76
\$100,700	30.38	\$288,668	\$100,286	\$231,149	\$229,734	1.006	1,624	\$142.33
\$122,800	32.23	\$337,385	\$189,672	\$191,328	\$180,138	1.062	946	\$202.25
\$185,000	43.68	\$407,862	\$209,553	\$213,947	\$241,840	0.885	1,144	\$187.02
\$93,300	35.88	\$261,496	\$116,044	\$143,956	\$177,380	0.812	1,432	\$100.53
\$43,300	28.87	\$125,941	\$40,200	\$109,800	\$104,562	1.050	912	\$120.39
\$30,300	21.94	\$95,971	\$43,000	\$95,100	\$64,599	1.472	480	\$198.13
\$816,300		\$2,145,989		\$1,354,709	\$1,405,687			\$152.01
Sale. Ratio =>	34.77				E.C.F. =>	0.964		Std. Deviation=>
Std. Dev. =>	6.60				Ave. E.C.F. =>	1.002		Ave. Variance=>

USE .82



ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
401LK	18.3413	RANCH		\$98,000	No	//	
401LK	8.9657	RANCH		\$98,000	No	//	
401LK	0.3049	RANCH		\$95,200	No	//	
401LK	0.4385	RANCH		\$95,200	No	//	
401LK	6.0346	RANCH		\$179,850	No	//	
401LK	11.7112	RANCH		\$209,553	No	//	
401LK	19.0208	RANCH		\$107,025	No	//	
401LK	4.8319	RANCH		\$40,000	No	//	
401LK	47.0390	RANCH		\$40,000	No	//	

3.8039

0.19963855

12.9653 Coefficient of Var=>

12.94235429

Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer
WATER FRONT PARCELS 401L	401	76				
WATER FRONT PARCELS 401L	401	85				
WATER FRONT PARCELS 401L	401	80				
WATER FRONT PARCELS 401L	401	89				
WATER FRONT PARCELS 401L	401	94				
WATER FRONT PARCELS 401L	401	85				
WATER FRONT PARCELS 401L	401	64				
WATER FRONT PARCELS 401L	401	71				
WATER FRONT PARCELS 401L	401	75				

Property Restrictions **Restriction Notes** **Waterfont View**

