

Neighborhoods Used: BEVBE.BEVERLY BEACH SUBDIVISION

7258 BEVERLY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-430-013-00	10/17/2022 BEVBE	401	1,295,000	129,735	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	83	1,165,265	424,943	2.742

7275 BEVERLY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-430-004-00	03/01/2022 BEVBE	401	964,500	131,813	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	83	832,687	487,511	1.708

Neighborhoods Used: BRDWK.BOARDWALK CONDO'S

653 LANTERN WATCH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-140-031-00		11/17/2022		BRDWK 401	1,200,000	302,113
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	83		897,887	442,133	2.031

648 LANTERN WATCH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-140-021-00		11/03/2021		BRDWK 401	1,530,000	393,343
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	83		1,136,657	566,035	2.008

636 LANTERN WATCH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-140-018-00		09/17/2021		BRDWK 401	1,800,000	396,018
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	90		1,403,982	413,745	3.393

680 WATERS EDGE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-140-013-00		06/16/2021		BRDWK 401	939,000	472,825
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	90		466,175	403,939	1.154

2024 COMMERCIAL ECF

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Property Class
WHITE PIGEON	016 012 055 03	15950 SEYBERT AV	04/27/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$68,994	\$181,006	\$84,682	2.137	301
PORTER	14-120-207-040-00	15566 US 12	06/01/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$8,528	\$71,472	\$33,428	2.138	201
CONSTANTINE	043 777 018 10	675 CENTREVILLE RD	05/27/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$39,604	\$210,396	\$82,330	2.556	301
HASTINGS	06-029-045-00	2295 S M37	03/09/22	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$23,508	\$134,992	\$51,044	2.645	201
PRAIVIEVILLE	12-002-002-00	10477 S NORRIS RD	05/18/21	\$1,050,409	CD	03-ARM'S LENGTH	\$1,050,409	\$70,986	\$979,423	\$363,200	2.697	201
CONSTANTINE	003 036 005 10	15115 STEARS RD	01/28/22	\$1,010,500	WD	03-ARM'S LENGTH	\$1,010,500	\$464,838	\$545,662	\$186,694	2.923	301
CASTLETON	52-000-033-01	416 N MAIN ST	12/22/22	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$19,768	\$930,232	\$165,174	5.632	201
TOTALS=>									\$3,053,183	\$966,552	2.961	<=AVERAGE

AVERAGE=> 2.961
WEIGHTED AVERAGE=> 3.159
USED=> 3.159

Neighborhoods Used: GLNSH.GLEN SHORES

7185 ORCHARD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-180-204-00	03/24/2023 GLNSH	401	360,000	103,885	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	47	256,115	95,266	2.688

7113 MAPLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-181-219-00	12/20/2022 GLNSH	401	161,450	47,791	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	113,659	57,805	1.966

7180 WILDWOOD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-180-040-00	10/24/2022 GLNSH	401	868,500	76,835	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	83	791,665	532,216	1.487

1134 GOLFMERE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-180-116-00	07/18/2022 GLNSH	401	243,000	73,328	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	169,672	108,734	1.560

7160 MAPLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-181-285-00	08/02/2021 GLNSH	401	277,140	136,334	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
A-Frame	1 STORY	57	140,806	68,489	2.056

HAWKSHEAD ECF

Neighborhoods Used: 00495.HAWKSHEAD

573 HAWKSNEST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-495-014-00 09/30/2022 00495 401 525,000 71,630
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 76 453,370 266,415 1.702

507 KITTY HAWK LANE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-480-025-01 02/14/2022 00495 401 800,000 137,382
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 90 662,618 569,082 1.164

507 KITTY HAWK LANE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-480-025-00 08/19/2021 00495 001 755,000 137,382
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 90 617,618 569,082 1.085

507 KITTY HAWK LANE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-480-025-01 08/19/2021 00495 401 755,000 137,382
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 90 617,618 569,082 1.085

569 HAWKSNEST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-495-015-00 06/25/2021 00495 401 395,000 84,150
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 82 310,850 230,217 1.350

Neighborhoods Used: HLYWD.HOLLYWOOD SUBDIVISION

7717 LAKEVIEW TERRACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-213-001-00 11/18/2022 HLYWD 401 395,000 171,622
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 223,378 108,848 2.052

7183 LAKEVIEW TERRACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-209-001-00 04/15/2022 HLYWD 401 739,000 112,904
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 57 626,096 191,395 3.271

7181 LAKEVIEW TERRACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-210-020-00 04/04/2022 HLYWD 401 575,000 112,640
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 67 462,360 190,967 2.421

7145 LAKE FOREST DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-214-021-00 12/28/2021 HLYWD 401 706,000 182,097
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 85 523,903 371,757 1.409

1093 MIDWAY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-218-006-00 05/07/2021 HLYWD 401 450,000 169,266
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 70 280,734 174,196 1.612

Neighborhoods Used: LKMI.LAKE MICHIGAN

50 NORTH SHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-085-013-00 02/09/2023 LKMI 401 2,800,000 843,755
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 72 1,956,245 513,148 3.812

997 LAKE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-201-004-00 10/19/2022 LKMI 401 300,000 217,740
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 67 82,260 136,118 0.604

7376 PINNACLE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-701-002-00 12/27/2021 LKMI 401 1,780,000 1,052,410
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 81 727,590 505,489 1.439

1096 BLUE STAR HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-006-020-10 12/22/2021 LKMI 401 875,000 829,227
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 45,773 225,023 0.203

Neighborhoods Used: 00004.LAKESHORE SOUTH

7376 101ST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-405-001-00	02/25/2022 00004	401	202,200	76,245	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	45	125,955	89,354	1.410

181 74TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-086-018-10	10/28/2021 00004	401	575,000	176,853	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	67	398,147	206,544	1.928

7359 101ST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-086-022-00	07/26/2021 00004	401	185,000	109,487	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
A-Frame	1 STORY	57	75,513	108,848	0.694

Neighborhoods Used: 525.LIGHTHOUSE ESTATES

7205 POINT BETSIE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-525-007-00		06/29/2022	525	401	710,000	101,264
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	69	608,736	306,937	1.983	

7193 POINT BETSIE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-525-020-00		03/21/2022	525	401	69,708	61,983
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	98	7,725	59,383	0.130	

505 BIG SABLE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-525-012-00		03/11/2022	525	401	77,826	65,918
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	98	11,908	41,466	0.287	

511 BIG SABLE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-525-013-00		01/26/2022	525	401	68,064	62,901
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	15	5,163	47,040	0.110	

7199 POINT BETSIE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-525-011-00		09/23/2021	525	401	435,000	108,099
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	98	326,901	310,895	1.051	

Neighborhoods Used: HGHB - HIGHFIELD BEACH CONDO'S, BRDWK - BOARDWALK CONDO'S, 00645 - SAN BAR BEACH CONDO,
68000 - SLEEPY HOLLOW CONDO, 0595T - NO SHORE CLUB CONDO--TOWNHOUSE, 00593 - 800 NORTH
SHORE CONDO, ORCHD - ORCHARD INN CONDO'S, 0595M - NORTH SHORE CLUB CONDO--MULTI-RES, MTPLC
- MOUNT PLEASANT EAST CONDO

653 LANTERN WATCH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-140-031-00		11/17/2022		BRDWK 401	1,200,000	302,113
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	83		897,887	442,133	2.031

7211 HIGHFIELD BEACH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-500-001-01		11/08/2022		HGHB 001	992,400	307,405
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	84		684,995	484,185	1.415

7219 HIGHFIELD BEACH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-500-002-01		11/08/2022		HGHB 401	992,400	197,827
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	84		794,573	484,185	1.641

7365 NORTH SHORE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-595-011-00		08/19/2022		0595T 401	103,000	0
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	1 STORY	62		103,000	43,271	2.380

7365 NORTH SHORE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-595-011-00		06/17/2022		0595T 401	79,000	0
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	1 STORY	62		79,000	43,271	1.826

7363 NORTH SHORE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-595-006-00		06/17/2022		0595M 401	135,800	0
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	91		14,423	3,567	4.043
Commercial Buildings:		ResidualValue		CostByManual		E.C.F.
		121377		30018		4.043

648 LANTERN WATCH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-140-021-00		11/03/2021		BRDWK 401	1,530,000	393,343
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	83		1,136,657	566,035	2.008

636 LANTERN WATCH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-140-018-00		09/17/2021		BRDWK 401	1,800,000	396,018
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	90		1,403,982	413,745	3.393

680 WATERS EDGE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-140-013-00		06/16/2021		BRDWK 401	939,000	472,825
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	90		466,175	403,939	1.154

7363 NORTH SHORE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-595-007-00		06/11/2021		0595M 401	119,900	0
Commercial Buildings:		ResidualValue		CostByManual		E.C.F.
		119900		27289		4.394

7363 NORTH SHORE DR #5

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-595-005-00		06/04/2021		0595M 401	119,900	0
Commercial Buildings:		ResidualValue		CostByManual		E.C.F.
		119900		27289		4.394

Neighborhoods Used: W-BSH - RURAL RES WEST OF BLUE STAR HWY, NSD - NORTH SHORE DRIVE, HGHB - HIGHFIELD BEACH CONDO'S, BRDWK - BOARDWALK CONDO'S, 525 - LIGHTHOUSE ESTATES, LKMI - LAKE MICHIGAN, 00011 - BLACK RIVER, 00645 - SAN BAR BEACH CONDO, 760 - SUNSET SHORES, 00004 - LAKESHORE SOUTH, LKRDRG - AL PERTELLE SUB. - LAKERIDGE ROAD, 68000 - SLEEPY HOLLOW CONDO, MTPST - MT. PLEASANT, 0595T - NO SHORE CLUB CONDO--TOWNHOUSE, MIAMW - MIAMI PARK WEST OF BLUE STAR, 00593 - 800 NORTH SHORE CONDO, EATON - EATON PARK, 00495 - HAWKSHEAD, ... (MORE SELECTED)

7266 ATLANTIC AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-549-001-02 03/31/2023 MIAMW 401 1,250,000 208,379
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 89 1,041,621 388,995 2.678

7203 MIAMI AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-551-038-00 03/31/2023 MIAMW 401 425,000 31,882
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 98 393,118 157,530 2.496

49038 911 68TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-009-012-10 03/27/2023 EAST 401 400,000 42,075
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STORY 73 285,960 175,495 1.629
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 71965 44165 1.629

7185 ORCHARD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-180-204-00 03/24/2023 GLNSH 401 360,000 103,885
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 47 256,115 95,266 2.688

7246 LONGFELLOW
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-570-290-00 03/10/2023 MTPST 401 655,000 81,273
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 90 573,727 216,464 2.650

6905 111TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-005-004-10 02/27/2023 EAST 401 221,900 11,550
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 75 210,350 168,784 1.246

365 68TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-028-025-00 02/16/2023 EAST 401 15,000 7,590
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home SINGLE WIDE 35 7,410 25,092 0.295

50 NORTH SHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-085-013-00 02/09/2023 LKMI 401 2,800,000 843,755
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 72 1,956,245 513,148 3.812

6580 109TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-010-012-20 01/31/2023 EAST 401 50,000 33,550
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 48 16,450 90,036 0.183

343 66TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-027-011-10 12/30/2022 EAST 401 250,000 20,165
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 77 229,835 168,330 1.365

176 66TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-033-003-01 12/28/2022 EAST 401 212,000 23,650
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLE WIDE 47 188,350 75,996 2.478

316 BLUE STAR HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-075-010-00 12/21/2022 W-BSH 401 425,000 83,348
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 47 341,652 157,618 2.168

Neighborhoods Used: W-BSH - RURAL RES WEST OF BLUE STAR HWY, NSD - NORTH SHORE DRIVE, HGHB - HIGHFIELD BEACH CONDO'S, BRDWK - BOARDWALK CONDO'S, 525 - LIGHTHOUSE ESTATES, LKMI - LAKE MICHIGAN, 00011 - BLACK RIVER, 00645 - SAN BAR BEACH CONDO, 760 - SUNSET SHORES, 00004 - LAKESHORE SOUTH, LKRDG - AL PERTELLE SUB. - LAKERIDGE ROAD, 68000 - SLEEPY HOLLOW CONDO, MTPST - MT. PLEASANT, 0595T - NO SHORE CLUB CONDO--TOWNHOUSE, MIAMW - MIAMI PARK WEST OF BLUE STAR, 00593 - 800 NORTH SHORE CONDO, EATON - EATON PARK, 00495 - HAWKSHEAD, ... (MORE SELECTED)

7113 MAPLE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-181-219-00 12/20/2022 GLNSH 401 161,450 47,791
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 57 113,659 57,805 1.966

7350 LAKE RIDGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-490-012-00 12/16/2022 NSD 401 205,000 131,734
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 73,266 131,819 0.556

7153 WINDCLIFF DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-780-003-00 11/30/2022 WNCLF 401 1,156,000 144,020
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 94 1,011,980 400,168 2.529

6675 109TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-009-006-00 11/21/2022 EAST 401 285,900 50,595
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLE WIDE 53 222,150 74,285 2.991
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 13155 4399 2.991

7717 LAKEVIEW TERRACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-213-001-00 11/18/2022 HLYWD 401 395,000 171,622
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 223,378 108,848 2.052

653 LANTERN WATCH
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-140-031-00 11/17/2022 BRDWK 401 1,200,000 302,113
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 83 897,887 442,133 2.031

7239 MAPLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-760-014-00 11/14/2022 760 401 575,000 53,340
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 98 521,660 191,194 2.728

7211 HIGHFIELD BEACH DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-500-001-01 11/08/2022 HGHB 001 992,400 307,405
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 84 684,995 484,185 1.415

7219 HIGHFIELD BEACH DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-500-002-01 11/08/2022 HGHB 401 992,400 197,827
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 84 794,573 484,185 1.641

7241 101ST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-086-002-10 11/06/2022 EAST 401 393,000 44,550
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 78 348,450 186,362 1.870

7285 MAPLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-760-039-00 10/31/2022 760 401 610,000 54,460
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 96 555,540 283,429 1.960

802 64TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-010-016-00 10/24/2022 EAST 401 260,000 22,550
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 58 237,450 90,070 2.636

Neighborhoods Used: W-BSH - RURAL RES WEST OF BLUE STAR HWY, NSD - NORTH SHORE DRIVE, HGHB - HIGHFIELD BEACH CONDO'S, BRDWK - BOARDWALK CONDO'S, 525 - LIGHTHOUSE ESTATES, LKMI - LAKE MICHIGAN, 00011 - BLACK RIVER, 00645 - SAN BAR BEACH CONDO, 760 - SUNSET SHORES, 00004 - LAKESHORE SOUTH, LKRDG - AL PERTELLE SUB. - LAKERIDGE ROAD, 68000 - SLEEPY HOLLOW CONDO, MTPST - MT. PLEASANT, 0595T - NO SHORE CLUB CONDO--TOWNHOUSE, MIAMW - MIAMI PARK WEST OF BLUE STAR, 00593 - 800 NORTH SHORE CONDO, EATON - EATON PARK, 00495 - HAWKSHEAD, ... (MORE SELECTED)

7180 WILDWOOD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-180-040-00 10/24/2022 GLNSH 401 868,500 76,835
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 83 791,665 532,216 1.487

997 LAKE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-201-004-00 10/19/2022 LKMI 401 300,000 217,740
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 67 82,260 136,118 0.604

7258 BEVERLY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-430-013-00 10/17/2022 BEVBE 401 1,295,000 129,735
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 83 1,165,265 424,943 2.742

988 BLUE STAR HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-160-089-00 10/13/2022 CDBLF 401 275,000 85,315
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 48 189,685 91,068 2.083

7021 103RD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-030-024-00 09/30/2022 EAST 401 345,000 89,223
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 58 222,951 126,992 1.756
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 32826 18697 1.756

573 HAWKSNEST DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-495-014-00 09/30/2022 00495 401 525,000 71,630
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 76 453,370 266,415 1.702

6643 109TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-009-007-00 09/13/2022 EAST 401 113,000 39,166
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLE WIDE 47 68,060 80,313 0.847
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5774 6814 0.847

6581 111TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-003-013-20 08/31/2022 EAST 401 90,000 45,537
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLE WIDE 49 44,463 71,307 0.624

87 67TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-033-029-10 08/30/2022 EAST 401 400,000 55,422
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 78 344,578 240,802 1.431

7248 ELM ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-760-206-00 08/26/2022 760 401 525,000 85,580
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 98 439,420 253,976 1.730

7365 NORTH SHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-595-011-00 08/19/2022 0595T 401 103,000 0
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 STORY 62 103,000 43,271 2.380

89 PERSHING AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-602-011-00 08/18/2022 NSHMA 401 383,000 72,523
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 310,477 76,562 4.055

Neighborhoods Used: W-BSH - RURAL RES WEST OF BLUE STAR HWY, NSD - NORTH SHORE DRIVE, HGHB - HIGHFIELD BEACH CONDO'S, BRDWK - BOARDWALK CONDO'S, 525 - LIGHTHOUSE ESTATES, LKMI - LAKE MICHIGAN, 00011 - BLACK RIVER, 00645 - SAN BAR BEACH CONDO, 760 - SUNSET SHORES, 00004 - LAKESHORE SOUTH, LKRDRG - AL PERTELLE SUB. - LAKERIDGE ROAD, 68000 - SLEEPY HOLLOW CONDO, MTPST - MT. PLEASANT, 0595T - NO SHORE CLUB CONDO--TOWNHOUSE, MIAMW - MIAMI PARK WEST OF BLUE STAR, 00593 - 800 NORTH SHORE CONDO, EATON - EATON PARK, 00495 - HAWKSHEAD, ... (MORE SELECTED)

7362 LAKE RIDGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-490-015-00 08/05/2022 NSD 401 262,000 94,654
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 167,346 135,118 1.239

7232 LAKEVIEW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-544-014-00 08/02/2022 MIAMW 401 690,000 41,617
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 88 648,383 214,940 3.017

7262 PACIFIC AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-558-008-00 07/28/2022 MIAMW 401 627,262 63,455
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 91 563,807 227,899 2.474

6343 111TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-002-001-00 07/21/2022 EAST 401 305,000 88,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 78 211,228 179,810 1.175
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5772 4913 1.175

176 66TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-033-003-01 07/19/2022 EAST 401 209,000 23,650
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLE WIDE 47 185,350 75,996 2.439

1134 GOLFMERE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-180-116-00 07/18/2022 GLNSH 401 243,000 73,328
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 57 169,672 108,734 1.560

7348 LAKE RIDGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-490-019-00 07/14/2022 NSD 401 310,000 94,266
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 215,734 144,705 1.491

6777 103RD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-028-012-00 07/01/2022 EAST 401 134,900 23,493
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Duplex 1 STORY 57 111,407 130,767 0.852

7205 POINT BETSIE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-525-007-00 06/29/2022 525 401 710,000 101,264
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 69 608,736 306,937 1.983

7239 MAPLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-760-014-00 06/29/2022 760 401 544,000 53,340
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 98 490,660 191,194 2.566

643 LAKESHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-543-006-00 06/17/2022 MIAMW 401 690,000 180,180
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 80 509,820 140,995 3.616

7365 NORTH SHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-595-011-00 06/17/2022 0595T 401 79,000 0
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 STORY 62 79,000 43,271 1.826

Neighborhoods Used: W-BSH - RURAL RES WEST OF BLUE STAR HWY, NSD - NORTH SHORE DRIVE, HGHB - HIGHFIELD BEACH CONDO'S, BRDWK - BOARDWALK CONDO'S, 525 - LIGHTHOUSE ESTATES, LKMI - LAKE MICHIGAN, 00011 - BLACK RIVER, 00645 - SAN BAR BEACH CONDO, 760 - SUNSET SHORES, 00004 - LAKESHORE SOUTH, LKRDG - AL PERTELLE SUB. - LAKERIDGE ROAD, 68000 - SLEEPY HOLLOW CONDO, MTPST - MT. PLEASANT, 0595T - NO SHORE CLUB CONDO--TOWNHOUSE, MIAMW - MIAMI PARK WEST OF BLUE STAR, 00593 - 800 NORTH SHORE CONDO, EATON - EATON PARK, 00495 - HAWKSHEAD, ... (MORE SELECTED)

7363 NORTH SHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-595-006-00 06/17/2022 0595M 401 135,800 0
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 91 14,423 3,567 4.043
Commercial Buildings: ResidualValue CostByManual E.C.F.
 121377 30018 4.043

215 70TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-029-021-00 06/13/2022 EAST 401 278,000 48,950
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 48 213,905 91,091 2.348
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 15145 6449 2.348

66 68TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-032-020-00 06/10/2022 EAST 401 135,000 56,440
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 73,720 127,432 0.579
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 4840 8367 0.579

48 BLUE STAR HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-086-052-00 06/07/2022 W-BSH 001 273,500 14,303
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 47 259,197 70,176 3.694

48 BLUE STAR HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-086-052-01 06/07/2022 W-BSH 401 273,500 8,143
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 47 265,357 70,176 3.781

48 BLUE STAR HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-086-052-02 06/07/2022 W-BSH 401 273,500 8,253
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 47 265,247 70,176 3.780

7269 MICHIGAN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-570-156-00 05/31/2022 MTPST 401 240,000 83,790
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 47 156,210 69,033 2.263

7276 LINCOLN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-570-109-00 05/27/2022 MTPST 401 465,000 38,271
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 426,729 103,436 4.126

33 BLUE STAR HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-086-060-00 05/11/2022 EAST 401 292,000 22,550
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STORY 45 269,450 63,084 4.271

6247 BASELINE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-035-015-10 05/10/2022 EAST 401 173,950 56,610
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLE WIDE 51 109,699 62,485 1.756
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 7641 4352 1.756

7365 LAKE RIDGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-490-009-00 05/02/2022 NSD 401 310,000 107,819
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 202,181 137,092 1.475

Neighborhoods Used: W-BSH - RURAL RES WEST OF BLUE STAR HWY, NSD - NORTH SHORE DRIVE, HGHB - HIGHFIELD BEACH CONDO'S, BRDWK - BOARDWALK CONDO'S, 525 - LIGHTHOUSE ESTATES, LKMI - LAKE MICHIGAN, 00011 - BLACK RIVER, 00645 - SAN BAR BEACH CONDO, 760 - SUNSET SHORES, 00004 - LAKESHORE SOUTH, LKRDG - AL PERTELLE SUB. - LAKERIDGE ROAD, 68000 - SLEEPY HOLLOW CONDO, MTPST - MT. PLEASANT, 0595T - NO SHORE CLUB CONDO--TOWNHOUSE, MIAMW - MIAMI PARK WEST OF BLUE STAR, 00593 - 800 NORTH SHORE CONDO, EATON - EATON PARK, 00495 - HAWKSHEAD, ... (MORE SELECTED)

70 EUCLID AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-604-018-00 04/29/2022 NSHMA 401 485,000 76,352
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 98 408,648 223,796 1.826

7183 LAKEVIEW TERRACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-209-001-00 04/15/2022 HLYWD 401 739,000 112,904
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 57 626,096 191,395 3.271

7396 N NORTH SHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-601-001-00 04/14/2022 NSHMA 401 170,000 79,925
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 47 90,075 32,833 2.743

7181 LAKEVIEW TERRACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-210-020-00 04/04/2022 HLYWD 401 575,000 112,640
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 67 462,360 190,967 2.421

7193 POINT BETSIE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-525-020-00 03/21/2022 525 401 69,708 61,983
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 98 7,725 59,383 0.130

505 BIG SABLE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-525-012-00 03/11/2022 525 401 77,826 65,918
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 98 11,908 41,466 0.287

7389 102ND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-380-163-01 03/04/2022 LKRDG 401 529,000 12,660
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 85 516,340 222,344 2.322

7164 BEACH DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-322-001-00 03/02/2022 MIAME 401 175,000 34,650
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLE WIDE 53 140,350 90,209 1.556

7275 BEVERLY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-430-004-00 03/01/2022 BEVBE 401 964,500 131,813
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 83 832,687 487,511 1.708

39 LINCOLN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-775-010-00 03/01/2022 WWING 401 499,000 108,223
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STORY 86 390,777 210,801 1.854

7231 LAKEVIEW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-542-026-00 02/28/2022 MIAMW 401 949,500 39,038
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 91 910,462 381,431 2.387

7376 101ST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-405-001-00 02/25/2022 00004 401 202,200 76,245
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 45 125,955 89,354 1.410

507 KITTY HAWK LANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-480-025-01 02/14/2022 00495 401 800,000 137,382
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 90 662,618 569,082 1.164

Neighborhoods Used: W-BSH - RURAL RES WEST OF BLUE STAR HWY, NSD - NORTH SHORE DRIVE, HGHB - HIGHFIELD BEACH CONDO'S, BRDWK - BOARDWALK CONDO'S, 525 - LIGHTHOUSE ESTATES, LKMI - LAKE MICHIGAN, 00011 - BLACK RIVER, 00645 - SAN BAR BEACH CONDO, 760 - SUNSET SHORES, 00004 - LAKESHORE SOUTH, LKRDG - AL PERTELLE SUB. - LAKERIDGE ROAD, 68000 - SLEEPY HOLLOW CONDO, MTPST - MT. PLEASANT, 0595T - NO SHORE CLUB CONDO--TOWNHOUSE, MIAMW - MIAMI PARK WEST OF BLUE STAR, 00593 - 800 NORTH SHORE CONDO, EATON - EATON PARK, 00495 - HAWKSHEAD, ... (MORE SELECTED)

7274 LINCOLN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-570-110-00 02/07/2022 MTPST 401 355,000 40,334
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 57 314,666 91,074 3.455

511 BIG SABLE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-525-013-00 01/26/2022 525 401 68,064 62,901
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 15 5,163 47,040 0.110

7052 107TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-018-025-20 01/21/2022 EAST 401 225,000 11,550
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLE WIDE 57 213,450 88,099 2.423

7238 ORCHARD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-556-012-00 01/13/2022 MIAMW 401 65,000 55,944
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 10 9,056 31,621 0.286

312 68TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-029-013-03 01/01/2022 EAST 401 183,000 16,489
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 83 166,511 144,634 1.151

7145 LAKE FOREST DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-214-021-00 12/28/2021 HLYWD 401 706,000 182,097
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 85 523,903 371,757 1.409

7376 PINNACLE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-701-002-00 12/27/2021 LKMI 401 1,780,000 1,052,410
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 81 727,590 505,489 1.439

1096 BLUE STAR HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-006-020-10 12/22/2021 LKMI 401 875,000 829,227
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 45,773 225,023 0.203

283 BLUE STAR HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-075-030-00 12/17/2021 EAST 401 510,000 57,530
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 80 452,470 243,373 1.859

7233 ORCHARD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-553-037-00 12/10/2021 MIAMW 401 282,500 19,404
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 47 263,096 54,957 4.787

7229 ATLANTIC ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-547-034-00 12/10/2021 MIAMW 401 409,000 59,962
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 79 349,038 145,819 2.394

327 BLUE STAR HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-075-004-20 12/03/2021 EAST 401 675,000 25,340
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STORY 58 649,660 210,980 3.079

528 71ST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-019-007-00 11/24/2021 EAST 401 200,000 46,746
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 68 153,254 180,779 0.848

Neighborhoods Used: W-BSH - RURAL RES WEST OF BLUE STAR HWY, NSD - NORTH SHORE DRIVE, HGHB - HIGHFIELD BEACH CONDO'S, BRDWK - BOARDWALK CONDO'S, 525 - LIGHTHOUSE ESTATES, LKMI - LAKE MICHIGAN, 00011 - BLACK RIVER, 00645 - SAN BAR BEACH CONDO, 760 - SUNSET SHORES, 00004 - LAKESHORE SOUTH, LKRDG - AL PERTELLE SUB. - LAKERIDGE ROAD, 68000 - SLEEPY HOLLOW CONDO, MTPST - MT. PLEASANT, 0595T - NO SHORE CLUB CONDO--TOWNHOUSE, MIAMW - MIAMI PARK WEST OF BLUE STAR, 00593 - 800 NORTH SHORE CONDO, EATON - EATON PARK, 00495 - HAWKSHEAD, ... (MORE SELECTED)

7206 LAKEVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-545-011-00	11/22/2021 MIAMW	401	455,000	40,172
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	96	414,828	126,732
				E.C.F. 3.273

645 LAKESHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-543-004-00	11/19/2021 MIAMW	401	825,000	185,617
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	80	639,383	194,723
				E.C.F. 3.284

86 EUCLID AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-602-020-00	11/15/2021 NSHMA	401	355,000	69,815
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	57	285,185	97,918
				E.C.F. 2.912

7243 LAKEVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-542-017-00	11/08/2021 MIAMW	401	349,000	55,944
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	76	293,056	140,065
				E.C.F. 2.092

648 LANTERN WATCH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-140-021-00	11/03/2021 BRDWK	401	1,530,000	393,343
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	83	1,136,657	566,035
				E.C.F. 2.008

181 74TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-086-018-10	10/28/2021 00004	401	575,000	176,853
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	67	398,147	206,544
				E.C.F. 1.928

6445 102ND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-027-028-00	10/28/2021 EAST	401	210,000	58,834
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	45	151,166	111,519
				E.C.F. 1.356

813 64TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-011-013-00	10/08/2021 EAST	401	228,000	11,550
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	68	216,450	158,964
				E.C.F. 1.362

7391 BEACHVIEW DR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-380-165-01	10/06/2021 LKRDG	401	450,000	13,476
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	85	436,524	206,683
				E.C.F. 2.112

69 PERSHING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-604-017-01	10/04/2021 NSHMA	001	275,000	117,027
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	54	153,602	40,869
Agricultural Buildings:			ResidualValue	CostByManual
			4371	1163
				E.C.F. 3.758

932 62ND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-011-022-20	09/29/2021 EAST	401	168,500	42,625
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	84	125,875	168,104
				E.C.F. 0.749

278 BLUE STAR HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-075-033-10	09/27/2021 W-BSH	401	325,000	51,124
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	74	225,646	193,423
Agricultural Buildings:			ResidualValue	CostByManual
			48230	41343
				E.C.F. 1.167

Neighborhoods Used: W-BSH - RURAL RES WEST OF BLUE STAR HWY, NSD - NORTH SHORE DRIVE, HGHB - HIGHFIELD BEACH CONDO'S, BRDWK - BOARDWALK CONDO'S, 525 - LIGHTHOUSE ESTATES, LKMI - LAKE MICHIGAN, 00011 - BLACK RIVER, 00645 - SAN BAR BEACH CONDO, 760 - SUNSET SHORES, 00004 - LAKESHORE SOUTH, LKRDG - AL PERTELLE SUB. - LAKERIDGE ROAD, 68000 - SLEEPY HOLLOW CONDO, MTPST - MT. PLEASANT, 0595T - NO SHORE CLUB CONDO--TOWNHOUSE, MIAMW - MIAMI PARK WEST OF BLUE STAR, 00593 - 800 NORTH SHORE CONDO, EATON - EATON PARK, 00495 - HAWKSHEAD, ... (MORE SELECTED)

7199 POINT BETSIE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-525-011-00	09/23/2021 525	401	435,000	108,099
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	98	326,901	310,895
				E.C.F. 1.051

35 NORTH SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-085-018-00	09/21/2021 NSD	001	795,000	113,477
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	77	681,523	200,845
				E.C.F. 3.393

35 NORTH SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-085-018-01	09/21/2021 NSD	401	795,000	92,690
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	77	702,310	200,845
				E.C.F. 3.497

6520 103RD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-027-003-00	09/17/2021 EAST	401	185,000	11,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	58	174,000	109,292
				E.C.F. 1.592

636 LANTERN WATCH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-140-018-00	09/17/2021 BRDWK	401	1,800,000	396,018
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	90	1,403,982	413,745
				E.C.F. 3.393

19 NORTH SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-592-002-00	09/15/2021 NBASE	401	1,555,000	340,820
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	91	1,214,180	491,528
				E.C.F. 2.470

121 66TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-034-013-00	09/08/2021 EAST	401	150,000	42,350
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	48	107,650	89,091
				E.C.F. 1.208

7285 LONGFELLOW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-570-250-00	09/03/2021 MTPST	401	393,400	61,593
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	57	331,807	90,015
				E.C.F. 3.686

6302 107TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-014-016-00	09/02/2021 EAST	401	205,000	14,850
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	68	190,150	116,319
				E.C.F. 1.635

7186 109TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-007-022-20	09/01/2021 EAST	401	157,748	14,850
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	58	142,898	130,356
				E.C.F. 1.096

33 BLUE STAR HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-086-060-00	08/23/2021 EAST	401	84,500	22,550
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	45	61,950	63,084
				E.C.F. 0.982

507 KITTY HAWK LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-480-025-00	08/19/2021 00495	001	755,000	137,382
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	90	617,618	569,082
				E.C.F. 1.085

507 KITTY HAWK LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-480-025-01	08/19/2021 00495	401	755,000	137,382
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	90	617,618	569,082
				E.C.F. 1.085

Neighborhoods Used: W-BSH - RURAL RES WEST OF BLUE STAR HWY, NSD - NORTH SHORE DRIVE, HGHB - HIGHFIELD BEACH CONDO'S, BRDWK - BOARDWALK CONDO'S, 525 - LIGHTHOUSE ESTATES, LKMI - LAKE MICHIGAN, 00011 - BLACK RIVER, 00645 - SAN BAR BEACH CONDO, 760 - SUNSET SHORES, 00004 - LAKESHORE SOUTH, LKRDRG - AL PERTELLE SUB. - LAKERIDGE ROAD, 68000 - SLEEPY HOLLOW CONDO, MTPST - MT. PLEASANT, 0595T - NO SHORE CLUB CONDO--TOWNHOUSE, MIAMW - MIAMI PARK WEST OF BLUE STAR, 00593 - 800 NORTH SHORE CONDO, EATON - EATON PARK, 00495 - HAWKSHEAD, ... (MORE SELECTED)

1178 62ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-002-002-20 08/17/2021 EAST 401 219,900 94,248
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 58 118,482 149,696 0.791
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 7170 9059 0.791

7260 LONGFELLOW
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-570-281-00 08/16/2021 MTPST 401 320,000 61,593
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 47 258,407 56,413 4.581

7216 ORCHARD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-557-008-00 08/16/2021 MIAMW 401 280,000 55,944
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 77 224,056 87,974 2.547

676 64TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-015-032-00 08/06/2021 EAST 401 216,000 23,650
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 175,587 135,710 1.294
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 16763 12956 1.294

215 70TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-029-021-00 08/02/2021 EAST 401 270,000 48,950
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 48 206,434 91,091 2.266
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 14616 6449 2.266

7160 MAPLE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-181-285-00 08/02/2021 GLNSH 401 277,140 136,334
Occupancy Style %Good ResidualValue CostByManual E.C.F.
A-Frame 1 STORY 57 140,806 68,489 2.056

7359 101ST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-086-022-00 07/26/2021 00004 401 185,000 109,487
Occupancy Style %Good ResidualValue CostByManual E.C.F.
A-Frame 1 STORY 57 75,513 108,848 0.694

59 PERSHING AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-606-001-05 07/23/2021 NSHMA 401 85,000 47,175
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 98 37,825 149,582 0.253

174 72ND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-086-002-00 07/20/2021 EAST 001 370,000 61,578
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 68 308,422 260,569 1.184

7242 ORCHARD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-556-008-00 07/09/2021 MIAMW 401 435,000 38,273
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 89 396,727 220,780 1.797

7159 WINDCLIFF DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-780-004-00 06/29/2021 WNCLF 401 1,325,000 153,744
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 95 1,171,256 872,337 1.343

569 HAWKSNEST DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-495-015-00 06/25/2021 00495 401 395,000 84,150
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 82 310,850 230,217 1.350

Neighborhoods Used: W-BSH - RURAL RES WEST OF BLUE STAR HWY, NSD - NORTH SHORE DRIVE, HGHB - HIGHFIELD BEACH CONDO'S, BRDWK - BOARDWALK CONDO'S, 525 - LIGHTHOUSE ESTATES, LKMI - LAKE MICHIGAN, 00011 - BLACK RIVER, 00645 - SAN BAR BEACH CONDO, 760 - SUNSET SHORES, 00004 - LAKESHORE SOUTH, LKRDG - AL PERTELLE SUB. - LAKERIDGE ROAD, 68000 - SLEEPY HOLLOW CONDO, MTPST - MT. PLEASANT, 0595T - NO SHORE CLUB CONDO--TOWNHOUSE, MIAMW - MIAMI PARK WEST OF BLUE STAR, 00593 - 800 NORTH SHORE CONDO, EATON - EATON PARK, 00495 - HAWKSHEAD, ... (MORE SELECTED)

680 WATERS EDGE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-140-013-00	06/16/2021 BRDWK	401	939,000	472,825
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	90	466,175	403,939
				E.C.F.
				1.154

768 60TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-013-003-00	06/15/2021 EAST	401	109,500	82,839
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	48	26,092	53,179
				E.C.F.
				0.491
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	569	1161	0.491	

7363 NORTH SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-595-007-00	06/11/2021 0595M	401	119,900	0
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	119900	27289	4.394	

95 PERSHING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-602-001-00	06/11/2021 NSHMA	401	425,000	131,672
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	62	293,328	266,885
				E.C.F.
				1.099

7363 NORTH SHORE DR #5

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-595-005-00	06/04/2021 0595M	401	119,900	0
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	119900	27289	4.394	

6643 109TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-009-007-00	05/26/2021 EAST	401	100,000	39,166
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	DOUBLE WIDE	47	56,076	80,313
				E.C.F.
				0.698
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4758	6814	0.698	

38 70TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-031-025-51	05/26/2021 EAST	401	123,000	16,154
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	74	106,846	184,780
				E.C.F.
				0.578

1057 ORCHARD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-224-014-00	05/21/2021 EHLLY	401	305,000	33,189
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	68	271,811	150,263
				E.C.F.
				1.809

365 BLUE STAR HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-075-003-10	05/21/2021 EAST	401	350,000	13,155
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	58	336,845	141,499
				E.C.F.
				2.381

1093 MIDWAY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-218-006-00	05/07/2021 HLYWD	401	450,000	169,266
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	70	280,734	174,196
				E.C.F.
				1.612

6759 103RD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-028-010-00	05/06/2021 EAST	401	127,500	35,563
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	91937	122538	0.750	

7279 BASELINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-086-064-00	04/23/2021 EAST	001	225,000	39,487
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	64	175,737	136,398
				E.C.F.
				1.288
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	9776	7587	1.288	

Neighborhoods Used: W-BSH - RURAL RES WEST OF BLUE STAR HWY, NSD - NORTH SHORE DRIVE, HGHB - HIGHFIELD BEACH CONDO'S, BRDWK - BOARDWALK CONDO'S, 525 - LIGHTHOUSE ESTATES, LKMI - LAKE MICHIGAN, 00011 - BLACK RIVER, 00645 - SAN BAR BEACH CONDO, 760 - SUNSET SHORES, 00004 - LAKESHORE SOUTH, LKRDG - AL PERTELLE SUB. - LAKERIDGE ROAD, 68000 - SLEEPY HOLLOW CONDO, MTPST - MT. PLEASANT, 0595T - NO SHORE CLUB CONDO--TOWNHOUSE, MIAMW - MIAMI PARK WEST OF BLUE STAR, 00593 - 800 NORTH SHORE CONDO, EATON - EATON PARK, 00495 - HAWKSHEAD, ... (MORE SELECTED)

7279 BASELINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-086-064-01	04/23/2021 EAST	401	225,000	39,487	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	64	175,737	136,398	1.288
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	9776	7587	1.288		

7234 LAKEVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-544-012-00	04/20/2021 MIAMW	401	629,900	39,241	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	84	590,659	283,410	2.084

563 B AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-590-010-00	04/12/2021 MTPST	401	330,500	152,167	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	45	178,333	48,815	3.653

7159 ATLANTIC AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-320-026-00	04/06/2021 MIAME	401	120,000	43,943	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	49	70,488	57,218	1.232
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	5569	4521	1.232		

79 NORTH SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-085-010-00	04/01/2021 NSD	401	770,000	372,801	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	49	397,199	208,255	1.907

Neighborhoods Used: MIAMW.MIAMI PARK WEST OF BLUE STAR

7266 ATLANTIC AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-549-001-02	03/31/2023 MIAMW	401	1,250,000	208,379
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	89	1,041,621	388,995
				E.C.F.
				2.678

7203 MIAMI AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-551-038-00	03/31/2023 MIAMW	401	425,000	31,882
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	98	393,118	157,530
				E.C.F.
				2.496

7232 LAKEVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-544-014-00	08/02/2022 MIAMW	401	690,000	41,617
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	88	648,383	214,940
				E.C.F.
				3.017

7262 PACIFIC AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-558-008-00	07/28/2022 MIAMW	401	627,262	63,455
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	91	563,807	227,899
				E.C.F.
				2.474

643 LAKESHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-543-006-00	06/17/2022 MIAMW	401	690,000	180,180
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	80	509,820	140,995
				E.C.F.
				3.616

7231 LAKEVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-542-026-00	02/28/2022 MIAMW	401	949,500	39,038
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	91	910,462	381,431
				E.C.F.
				2.387

7238 ORCHARD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-556-012-00	01/13/2022 MIAMW	401	65,000	55,944
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	10	9,056	31,621
				E.C.F.
				0.286

7229 ATLANTIC ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-547-034-00	12/10/2021 MIAMW	401	409,000	59,962
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	79	349,038	145,819
				E.C.F.
				2.394

7233 ORCHARD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-553-037-00	12/10/2021 MIAMW	401	282,500	19,404
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	47	263,096	54,957
				E.C.F.
				4.787

7206 LAKEVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-545-011-00	11/22/2021 MIAMW	401	455,000	40,172
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	96	414,828	126,732
				E.C.F.
				3.273

645 LAKESHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-543-004-00	11/19/2021 MIAMW	401	825,000	185,617
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	80	639,383	194,723
				E.C.F.
				3.284

7243 LAKEVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-542-017-00	11/08/2021 MIAMW	401	349,000	55,944
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	76	293,056	140,065
				E.C.F.
				2.092

7216 ORCHARD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-557-008-00	08/16/2021 MIAMW	401	280,000	55,944
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	77	224,056	87,974
				E.C.F.
				2.547

Neighborhoods Used: MIAMW.MIAMI PARK WEST OF BLUE STAR

7242 ORCHARD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-556-008-00	07/09/2021 MIAMW	401	435,000	38,273	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	89	396,727	220,780	1.797

7234 LAKEVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-544-012-00	04/20/2021 MIAMW	401	629,900	39,241	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	84	590,659	283,410	2.084

Neighborhoods Used: MTPST.MT. PLEASANT

7246 LONGFELLOW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-570-290-00	03/10/2023 MTPST	401	655,000	81,273	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	90	573,727	216,464	2.650

7269 MICHIGAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-570-156-00	05/31/2022 MTPST	401	240,000	83,790	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	47	156,210	69,033	2.263

7276 LINCOLN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-570-109-00	05/27/2022 MTPST	401	465,000	38,271	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	426,729	103,436	4.126

7274 LINCOLN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-570-110-00	02/07/2022 MTPST	401	355,000	40,334	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	314,666	91,074	3.455

7285 LONGFELLOW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-570-250-00	09/03/2021 MTPST	401	393,400	61,593	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	331,807	90,015	3.686

7260 LONGFELLOW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-570-281-00	08/16/2021 MTPST	401	320,000	61,593	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	47	258,407	56,413	4.581

563 B AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-590-010-00	04/12/2021 MTPST	401	330,500	152,167	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	45	178,333	48,815	3.653

Neighborhoods Used: 0595M.NORTH SHORE CLUB CONDO--MULTI-RES

7363 NORTH SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
02-595-006-00	06/17/2022 0595M	401	135,800	0	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	91	14,423	3,567	4.043
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	121377	30018	4.043		

7363 NORTH SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-595-007-00	06/11/2021 0595M	401	119,900	0
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	119900	27289	4.394	

7363 NORTH SHORE DR #5

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-595-005-00	06/04/2021 0595M	401	119,900	0
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	119900	27289	4.394	

Neighborhoods Used: NSHMA.NORTH SHORE MANOR SUBDIVISION

89 PERSHING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-602-011-00	08/18/2022 NSHMA	401	383,000	72,523
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	52	310,477	76,562
				E.C.F.
				4.055

70 EUCLID AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-604-018-00	04/29/2022 NSHMA	401	485,000	76,352
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	98	408,648	223,796
				E.C.F.
				1.826

7396 N NORTH SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-601-001-00	04/14/2022 NSHMA	401	170,000	79,925
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	47	90,075	32,833
				E.C.F.
				2.743

86 EUCLID AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-602-020-00	11/15/2021 NSHMA	401	355,000	69,815
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	57	285,185	97,918
				E.C.F.
				2.912

69 PERSHING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-604-017-01	10/04/2021 NSHMA	001	275,000	117,027
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	54	153,602	40,869
Agricultural Buildings:			ResidualValue	CostByManual
			4371	1163
				E.C.F.
				3.758
				3.758

59 PERSHING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-606-001-05	07/23/2021 NSHMA	401	85,000	47,175
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	98	37,825	149,582
				E.C.F.
				0.253

95 PERSHING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-602-001-00	06/11/2021 NSHMA	401	425,000	131,672
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	62	293,328	266,885
				E.C.F.
				1.099

2024 ECF MATRIX

ECF CODE	ECF DESCRIPTION	2024 ECF	2023 ECF
00004	LAKESHORE SOUTH	1.481	1.733
00011	BLACK RIVER	1.898	1.273
00495	HAWKSHEAD	1.208	1.369
00593	800 NORTH SHORE CONDO	1.930	1.273
00645	SAN BAR BEACH CONDO	1.930	4.101
0595M	NORTH SHORE CLUB CONDO - MULTI RES	4.044	4.101
0595T	NORTH SHORE CLUB CONDO - TOWNSHOUSE	1.350	2.749
525	LIGHTHOUSE ESTATES	1.254	1.962
68000	SLEEPY HOLLOW CONDO	1.930	1.273
760	SUNSET SHORES	2.182	1.724
BEVBE	BEVERLY BEACH SUBDIVISION	2.190	1.344
BRDWK	BOARDWALK CONDOS	2.139	1.273
CDBLF	CEDAR BLUFF SUBDIVISION	1.898	1.171
EAST	RRES EAST OF BLUE STAR HWY	1.458	1.246
EATON	EATON PARK	1.898	1.559
EHLLY	EAST OF BLUE STAR HOLLYWOOD	1.898	2.393
GLNSH	GLEN SHORES	1.707	2.107
HGHB	HIGHFIELD BEACH CONDOS	1.930	2.393
HGHL	HIGHLAND SUBDIVISION	1.898	1.724
HLYWD	HOLLYWOOD SUBDIVISION	2.041	1.962
LKMI	LAKE MICHIGAN	2.038	2.106
LKRDG	AL PERTELLE SUB - LAKERIDGE ROAD	1.898	1.369
LKVG	LAKEVIEW GARDENS SUBDIVISION	1.898	1.733
MIAME	MIAMI PARK EAST OF BLUE STAR	1.898	1.836
MIAMW	MIAMI PARK WEST OF BLUE STAR	2.590	2.649
MTPLC	MOUNT PLEASANT EAST CONDO	1.898	1.962
MTPST	MT. PLEASANT	3.317	2.393
NBASE	NORTH BASE SUBDIVISION	1.898	1.836
NSD	NORTH SHORE DRIVE	1.898	1.559
NSHMA	NORTH SHORE MANOR SUBDIVISION	1.777	2.649
ORCHD	ORCHARD INN CONDOS	1.898	1.962
SCOT	SCOTSONIA SUBDIVISION	1.898	1.369
W-BSH	RURAL RES WEST OF BLUE STAR HWY	1.898	1.395
WNCLF	WINDCLIFF SHORES SUBDIVISION	1.716	1.733
WWING	WEST WING SUBDIVISION	1.898	1.559

AG BUILDINGS	1.416
MASS SINGLE FAMILY	1.898
MH_MOD	1.706
TOWNHOME/DUPLEXES	1.350
MASS CONDO	1.930

2024 AGRICULTURAL HOME ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
02-002-002-20	1178 62ND ST	08/17/21	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$105,536	\$114,364	\$149,696	0.764	EAST 1 1/2 STORY	
02-009-007-00	6643 109TH AVE	09/13/22	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$47,656	\$65,344	\$80,313	0.814	EAST DOUBLE WIDE	
02-019-007-00	528 71ST ST	11/24/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$46,746	\$153,254	\$180,779	0.848	EAST 1 STORY	
02-028-012-00	6777 103RD AVE	07/01/22	\$134,900	LC	03-ARM'S LENGTH	\$134,900	\$23,493	\$111,407	\$130,767	0.852	EAST 1 STORY	
02-086-060-00	33 BLUE STAR HWY	08/23/21	\$84,500	WD	03-ARM'S LENGTH	\$84,500	\$22,550	\$61,950	\$63,084	0.982	EAST 1 1/4 STORY	
02-007-022-20	7186 109TH AVE	09/01/21	\$157,748	WD	03-ARM'S LENGTH	\$157,748	\$14,850	\$142,898	\$130,356	1.096	EAST 1 1/4 STORY	
02-029-013-03	312 68TH ST	01/01/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$16,489	\$166,511	\$144,634	1.151	EAST 1 STORY	
02-002-001-00	6343 111TH AVE	07/21/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$94,122	\$210,878	\$179,810	1.173	EAST 1 STORY	
02-034-013-00	121 66TH ST	09/08/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$42,350	\$107,650	\$89,091	1.208	EAST 1 1/2 STORY	
02-005-004-10	6905 111TH AVE	02/27/23	\$221,900	WD	03-ARM'S LENGTH	\$221,900	\$11,550	\$210,350	\$168,784	1.246	EAST MODULAR	
02-086-064-01	7279 BASELINE RD	04/23/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$48,941	\$176,059	\$136,398	1.291	EAST 1 1/4 STORY	
02-015-032-00	676 64TH ST	08/06/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$39,793	\$176,207	\$135,710	1.298	EAST 1 STORY	
02-027-028-00	6445 102ND AVE	10/28/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$58,834	\$151,166	\$111,519	1.356	EAST 1 1/2 STORY	
02-011-013-00	813 64TH ST	10/08/21	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$11,550	\$216,450	\$158,964	1.362	EAST 1 STORY	
02-027-011-10	343 66TH ST	12/30/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$20,165	\$229,835	\$168,330	1.365	EAST TRI-LEVEL	
02-033-029-10	87 67TH ST	08/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$55,422	\$344,578	\$240,802	1.431	EAST 1 STORY	
02-027-003-00	6520 103RD AVE	09/17/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$11,000	\$174,000	\$109,292	1.592	EAST 1 STORY	
02-014-016-00	6302 107TH AVE	09/02/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$14,850	\$190,150	\$116,319	1.635	EAST 1 STORY	
02-009-012-10	911 68TH ST	03/27/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$97,105	\$302,895	\$175,495	1.726	EAST 1 1/4 STORY	
02-035-015-10	6247 BASELINE RD	05/10/22	\$173,950	WD	03-ARM'S LENGTH	\$173,950	\$62,033	\$111,917	\$62,485	1.791	EAST DOUBLE WIDE	
02-030-024-00	7021 103RD AVE	09/30/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$112,520	\$232,480	\$126,992	1.831	EAST 2 STORY	
02-075-030-00	283 BLUE STAR HWY	12/17/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$57,530	\$452,470	\$243,373	1.859	EAST 1 1/2 STORY	
02-086-002-10	7241 101ST AVE	11/06/22	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$44,550	\$348,450	\$186,362	1.870	EAST 1 STORY	
TOTALS>								\$4,451,263	\$3,289,356	1.328	<AVERAGE	

AVERAGE> 1.328

WIEGHTED AVERAGE> 1.353

USED> 1.353

Neighborhoods Used: EAST.RRES EAST OF BLUE STAR HWY

49038 911 68TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-009-012-10 03/27/2023 EAST 401 400,000 42,075
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STORY 73 285,960 175,495 1.629
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 71965 44165 1.629

6905 111TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-005-004-10 02/27/2023 EAST 401 221,900 11,550
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 75 210,350 168,784 1.246

365 68TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-028-025-00 02/16/2023 EAST 401 15,000 7,590
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home SINGLE WIDE 35 7,410 25,092 0.295

6580 109TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-010-012-20 01/31/2023 EAST 401 50,000 33,550
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 48 16,450 90,036 0.183

343 66TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-027-011-10 12/30/2022 EAST 401 250,000 20,165
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 77 229,835 168,330 1.365

176 66TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-033-003-01 12/28/2022 EAST 401 212,000 23,650
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLE WIDE 47 188,350 75,996 2.478

6675 109TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-009-006-00 11/21/2022 EAST 401 285,900 50,595
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLE WIDE 53 222,150 74,285 2.991
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 13155 4399 2.991

7241 101ST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-086-002-10 11/06/2022 EAST 401 393,000 44,550
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 78 348,450 186,362 1.870

802 64TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-010-016-00 10/24/2022 EAST 401 260,000 22,550
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 58 237,450 90,070 2.636

7021 103RD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-030-024-00 09/30/2022 EAST 401 345,000 89,223
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 58 222,951 126,992 1.756
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 32826 18697 1.756

6643 109TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-009-007-00 09/13/2022 EAST 401 113,000 39,166
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLE WIDE 47 68,060 80,313 0.847
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5774 6814 0.847

6581 111TH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-003-013-20 08/31/2022 EAST 401 90,000 45,537
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLE WIDE 49 44,463 71,307 0.624

Neighborhoods Used: EAST.RRES EAST OF BLUE STAR HWY

87 67TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-033-029-10		08/30/2022		EAST	401	400,000 55,422
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78		344,578	240,802	1.431

6343 111TH AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-002-001-00		07/21/2022		EAST	401	305,000 88,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78		211,228	179,810	1.175
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		5772		4913		1.175

176 66TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-033-003-01		07/19/2022		EAST	401	209,000 23,650
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	DOUBLE WIDE	47		185,350	75,996	2.439

6777 103RD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-028-012-00		07/01/2022		EAST	401	134,900 23,493
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Duplex	1 STORY	57		111,407	130,767	0.852

215 70TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-029-021-00		06/13/2022		EAST	401	278,000 48,950
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	48		213,905	91,091	2.348
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		15145		6449		2.348

66 68TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-032-020-00		06/10/2022		EAST	401	135,000 56,440
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	58		73,720	127,432	0.579
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		4840		8367		0.579

33 BLUE STAR HWY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-086-060-00		05/11/2022		EAST	401	292,000 22,550
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	45		269,450	63,084	4.271

6247 BASELINE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-035-015-10		05/10/2022		EAST	401	173,950 56,610
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	DOUBLE WIDE	51		109,699	62,485	1.756
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		7641		4352		1.756

7052 107TH AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-018-025-20		01/21/2022		EAST	401	225,000 11,550
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	DOUBLE WIDE	57		213,450	88,099	2.423

312 68TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-029-013-03		01/01/2022		EAST	401	183,000 16,489
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	83		166,511	144,634	1.151

283 BLUE STAR HWY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-075-030-00		12/17/2021		EAST	401	510,000 57,530
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	80		452,470	243,373	1.859

327 BLUE STAR HWY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-075-004-20		12/03/2021		EAST	401	675,000 25,340
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	58		649,660	210,980	3.079

Neighborhoods Used: 760.SUNSET SHORES

7239 MAPLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-760-014-00 11/14/2022 760 401 575,000 53,340
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 98 521,660 191,194 2.728

7285 MAPLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-760-039-00 10/31/2022 760 401 610,000 54,460
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 96 555,540 283,429 1.960

7248 ELM ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-760-206-00 08/26/2022 760 401 525,000 85,580
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 98 439,420 253,976 1.730

7239 MAPLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
02-760-014-00 06/29/2022 760 401 544,000 53,340
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 98 490,660 191,194 2.566

Neighborhoods Used: WNCLF.WINDCLIFF SHORES SUBDIVISION

7153 WINDCLIFF DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-780-003-00	11/30/2022 WNCLF	401	1,156,000	144,020
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	94	1,011,980	400,168
				E.C.F. 2.529

7159 WINDCLIFF DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-780-004-00	06/29/2021 WNCLF	401	1,325,000	153,744
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	95	1,171,256	872,337
				E.C.F. 1.343

