

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
014-020-017-52	10492 W HOLLAND LAKE RD	7/29/2024	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$169,900
014-300-013-00	3931 MALLARD DR PERCH LAKE	8/31/2023	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$87,300
014-300-029-00	3761 HOLIDAY DR	12/18/2024	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$155,300
014-300-046-00	3591 HOLIDAY DR	4/5/2024	\$439,500	WD	03-ARM'S LENGTH	\$439,500	\$148,800
014-300-068-10	3622 MOURNING DOVE DR	6/28/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$157,900
<b>Totals:</b>			<b>\$1,837,500</b>			<b>\$1,837,500</b>	<b>\$719,200</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

SMALL LAKE ECF 1.832 CALCULATED AND APPLIED

014-350-020-00	3702 MORGAN DR	8/28/2024	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$76,800
014-300-033-00	3721 HOLIDAY DR	7/16/2024	\$588,000	WD	03-ARM'S LENGTH	\$588,000	\$184,900
014-300-032-00	3731 HOLIDAY DR	7/15/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$88,800

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
33.64	\$475,659	\$115,183	\$389,817	\$217,416	1.793	1,540	\$253.13	'4510
37.79	\$199,987	\$37,974	\$193,026	\$97,715	1.975	1,008	\$191.49	'4510
42.32	\$330,978	\$65,000	\$302,000	\$160,421	1.883	1,306	\$231.24	'4510
33.86	\$347,190	\$35,000	\$404,500	\$188,293	2.148	784	\$515.94	'4510
53.53	\$336,575	\$37,722	\$257,278	\$180,249	1.427	1,773	\$145.11	'4510
	\$1,690,389		\$1,546,621	\$844,094			\$267.38	
39.14				E.C.F. =>	1.832		Std. Deviation=>	0.26810175
8.23				Ave. E.C.F. =>	1.845		Ave. Variance=>	18.8118

25.82	\$176,357	\$40,151	\$257,349	\$82,150	3.133	840	\$306.37	'4510
31.45	\$415,821	\$90,235	\$497,765	\$196,372	2.535	1,730	\$287.73	'4510
21.14	\$311,443	\$58,661	\$361,339	\$152,462	2.370	720	\$501.86	'4510

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
5.2344	1 STORY	\$97,000		4030 PERCH LAKE	401	77
13.0099	1 STORY	\$35,000		4030 PERCH LAKE	401	54
3.7248	1.5 STORY	\$65,000	014-300-028-00	4030 PERCH LAKE	401	63
30.2949	1 STORY	\$35,000		4030 PERCH LAKE	401	84
41.7951	BI-LEVEL	\$35,000		4030 PERCH LAKE	401	77

1.3014

Coefficient of Var=> 10.19445662

#REF!	1 STORY	\$38,363	014-350-023-10	4030 PERCH LAKE	401	67
253.4806	1.5 STORY	\$87,287		4030 PERCH LAKE	401	67
237.0027	1 STORY	\$52,699		4030 PERCH LAKE	401	84

<b>Waterfront Name</b>	<b>Building Occupancy</b>
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<b>PERCH LAKE</b>	<b>Single Family</b>
	<b>Single Family</b>

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