

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
001-106-014-00	324 CENTER ST	4/17/2023	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$46,100
001-106-014-00	324 CENTER ST	1/3/2024	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$46,100
001-110-009-00	128 N CENTER ST	4/26/2024	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$58,400
001-111-007-00	224 W BRIDGE ST	3/17/2025	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$71,700
001-112-011-00	309 VESTA ST	9/17/2024	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$38,900
001-113-003-00	9566 N SIX LAKES RD	10/11/2024	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$77,300
Totals:			\$751,900			\$751,900	\$338,500
							Sale. Ratio =>
							Std. Dev. =>

SIX LAKES ECF 1.388 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
68.81	\$92,101	\$13,991	\$53,009	\$63,504	0.835	912	\$58.12	'4580
34.92	\$92,101	\$13,991	\$118,009	\$63,504	1.858	912	\$129.40	'4580
44.96	\$116,870	\$24,108	\$105,792	\$75,416	1.403	990	\$106.86	'4580
35.67	\$143,410	\$13,913	\$187,087	\$105,282	1.777	1,020	\$183.42	'4580
70.73	\$77,897	\$12,444	\$42,556	\$53,213	0.800	875	\$48.64	'4580
46.29	\$154,601	\$13,485	\$153,515	\$114,728	1.338	1,132	\$135.61	'4580
	\$676,980		\$659,968	\$475,647			\$110.34	
45.02				E.C.F. =>	1.388		Std. Deviation=>	0.44957528
15.84				Ave. E.C.F. =>	1.335		Ave. Variance=>	34.5248

Dev. By Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr	Building Occupancy
50.0369	1 STORY	\$11,500	4580 SIX LAKES VILLAGE	401	45	Single Family
52.3189	1 STORY	\$11,500	4580 SIX LAKES VILLAGE	401	45	Single Family
6.7676	1 STORY	\$10,050	4580 SIX LAKES VILLAGE	401	52	Single Family
44.1905	1 1/4 STORY	\$11,500	4580 SIX LAKES VILLAGE	401	65	Single Family
53.5374	1 STORY	\$11,500	4580 SIX LAKES VILLAGE	401	45	Single Family
0.2974	1 STORY	\$11,500	4580 SIX LAKES VILLAGE	401	69	Single Family

5.2413

Coefficient of Var=> 25.85924428