

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
018-160-045-00	801 JERRY RAY RD	02/23/24	\$125,000	MLC	03-ARM'S LENGTH	\$125,000	\$68,200	54.56
018-160-045-00	801 JERRY RAY RD	09/06/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$79,100	54.55
018-180-014-60	8052 E VESTABURG RD	04/01/25	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$130,500	35.75
018-220-022-00	421 YODER LANE	10/20/23	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$88,200	40.65
018-220-054-00	421 YODER LANE	10/20/23	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$88,200	40.65
018-220-103-00	421 YODER LANE	10/20/23	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$88,200	40.65
018-280-013-00	871 N ROCK LAKE DR	10/25/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,900	47.33
018-360-008-00	923 N ROCK LAKE DR	09/18/24	\$377,500	WD	03-ARM'S LENGTH	\$377,500	\$175,900	46.60
018-360-023-00	N ROCK LAKE DR	09/18/24	\$377,500	WD	03-ARM'S LENGTH	\$377,500	\$175,900	46.60
018-370-004-00	10194 DEANER LAKE DR	07/21/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$55,900	39.96
018-400-003-50	201 ROCK ALLEY	11/06/23	\$213,400	WD	03-ARM'S LENGTH	\$213,400	\$62,400	29.24
018-400-006-00	171 ROCK ALLEY	07/12/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$60,400	28.09
018-460-015-00	551 N ROCK LAKE DR	10/31/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,400	39.61
018-460-029-00	421 N ROCK LAKE DR	04/15/24	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$78,200	43.69
018-462-155-00	7256 VESTABURG RD	05/31/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$156,600	48.18
Totals:			\$3,553,300			\$3,553,300	\$1,504,000	
							Sale. Ratio =>	42.33
							Std. Dev. =>	7.72

RICH LAKE PLATS ECF 1.487 CALCULATED, 1.487 APPLIED

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$168,508	\$26,516	\$98,484	\$97,388	1.011	1,176	\$83.74	00020	51.7684	1 + STORY
\$168,508	\$26,516	\$118,484	\$97,388	1.217	1,176	\$100.75	00020	31.2320	1 + STORY
\$266,917	\$53,775	\$311,225	\$146,199	2.129	1,080	\$288.17	00020	59.9842	1.25- STORY
\$185,539	\$51,367	\$165,633	\$110,794	1.495	624	\$265.44	00020	3.3977	1 STORY
\$185,539	\$51,367	\$165,633	\$110,794	1.495	624	\$265.44	00020	3.3977	1 STORY
\$185,539	\$51,367	\$165,633	\$110,794	1.495	624	\$265.44	00020	3.3977	1 STORY
\$266,631	\$51,617	\$233,383	\$161,301	1.447	1,120	\$208.38	00020	8.2055	1 STORY
\$373,278	\$101,879	\$275,621	\$203,600	1.354	1,620	\$170.14	00020	17.5199	1 STORY
\$373,278	\$101,879	\$275,621	\$203,600	1.354	1,620	\$170.14	00020	17.5199	1 STORY
\$143,814	\$23,622	\$116,278	\$82,436	1.411	1,184	\$98.21	00020	11.8415	1 STORY
\$199,202	\$40,385	\$173,015	\$108,928	1.588	792	\$218.45	00020	5.9407	1 STORY
\$132,093	\$31,783	\$183,217	\$68,800	2.663	714	\$256.61	00020	113.4113	1 STORY
\$155,942	\$59,087	\$95,913	\$66,430	1.444	612	\$156.72	00020	8.5116	1 STORY
\$167,164	\$44,677	\$134,323	\$84,010	1.599	1,365	\$98.41	00020	6.9952	1.25- STORY
\$374,507	\$52,926	\$272,074	\$220,563	1.234	1,794	\$151.66	00020	29.5393	MODULAR
\$3,346,459		\$2,784,537	\$1,873,027			\$186.51		4.2285	
			E.C.F. =>	1.487		Std. Deviation=>	0.39642102		
			Ave. E.C.F. =>	1.529		Ave. Variance=>	24.8442	Coefficient of Var=>	16.24932961

Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
\$26,325		BASS/ROCK LAKE	401	53
\$26,325		BASS/ROCK LAKE	401	53
\$50,000	018-220-002-00	BASS/ROCK LAKE	401	94
\$46,508	018-220-054-00, 018-220-103-00		401	71
\$46,508	018-220-022-00, 018-220-103-00		401	71
\$46,508	018-220-054-00, 018-220-022-00		401	71
\$50,068	018-280-021-00	BASS/ROCK LAKE	401	71
\$100,000	018-360-023-00	BASS/ROCK LAKE	401	65
\$100,000	018-360-008-00	BASS/ROCK LAKE	401	65
\$23,423		DEANER LAKE	401	53
\$40,385		BASS/ROCK LAKE	401	68
\$31,783		BASS/ROCK LAKE	401	56
\$49,727		BASS/ROCK LAKE	401	51
\$44,457		BASS/ROCK LAKE	401	51
\$50,000		BASS/ROCK LAKE	401	72