

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
019-140-010-00	2746 LAKESIDE DR	7/28/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$119,200
019-140-013-00	2724 LAKESIDE DR	10/12/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$86,300
019-200-017-10	1386 WHITE BIRCH DR	5/24/2023	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$162,700
019-200-020-00	1402 WHITE BIRCH DR	9/29/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,900
019-200-020-00	1402 WHITE BIRCH DR	10/2/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$5,600
019-620-014-01	1409 S DERBY RD	7/25/2024	\$425,900	WD	03-ARM'S LENGTH	\$425,900	\$218,900
019-620-042-08	2721 ISLAND DR	1/26/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$215,000
Totals:			\$2,059,900			\$2,059,900	\$924,600
							Sale. Ratio =>
							Std. Dev. =>

DERBY LAKE ECF 1.664 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
52.98	\$238,311	\$106,193	\$118,807	\$80,363	1.478	984	\$120.74	'0002
39.23	\$172,621	\$54,867	\$165,133	\$71,626	2.305	608	\$271.60	'0002
52.65	\$325,320	\$109,448	\$199,552	\$131,309	1.520	1,846	\$108.10	'0002
46.76	\$233,797	\$81,812	\$168,188	\$102,209	1.646	1,061	\$158.52	'0002
2.24	\$189,403	\$11,200	\$238,800	\$108,395	2.203	1,061	\$225.07	'0002
51.40	\$437,835	\$156,150	\$269,750	\$171,341	1.574	1,344	\$200.71	'0002
56.58	\$430,088	\$144,438	\$235,562	\$173,753	1.356	1,692	\$139.22	'0002
	\$2,027,375		\$1,395,792	\$838,996			\$174.85	
44.89				E.C.F. =>	1.664		Std. Deviation=>	0.37278984
18.87				Ave. E.C.F. =>	1.726		Ave. Variance=>	30.1850

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Building Occupancy
24.7655	RANCH	\$106,193		DERBY LAKE	401	45	Single Family
57.9455	RANCH	\$54,867		DERBY LAKE	401	64	Single Family
20.6321	BI-LEVEL	\$109,448		DERBY LAKE	401	60	Single Family
8.0504	RANCH	\$81,812	019-200-054-00	DERBY LAKE	401	71	Single Family
47.7019	RANCH	\$11,200	019-200-054-00	DERBY LAKE	401	69	Single Family
15.1689	RANCH	\$139,098		DERBY LAKE	401	95	Single Family
37.0305	RANCH	\$144,438		DERBY LAKE	401	69	Single Family

6.2389

Coefficient of Var=> 17.48805456