

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
007-371-020-01	819 W SHORE DR	3/28/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$77,200
007-371-046-00	686 WEST SHORE DR	10/11/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$95,900
007-371-105-00		6/26/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$140,700
007-371-119-00	3955 E SHORE DR	10/2/2024	\$315,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$315,000	\$157,900
007-371-152-00	4197 E SHORE DR	3/27/2025	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$165,800
007-371-171-00	4186 E SHORE DR	12/27/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$107,500
007-371-178-00	4144 E SHORE DR	7/17/2024	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$85,000
<b>Totals:</b>			<b>\$1,882,000</b>			<b>\$1,882,000</b>	<b>\$830,000</b>
							Sale. Ratio =>
							Std. Dev. =>

LAKE STANTON ECF 1.185 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
30.88	\$174,247	\$77,561	\$172,439	\$83,806	2.058	960	\$179.62	'4006
36.19	\$298,160	\$74,257	\$190,743	\$194,013	0.983	1,446	\$131.91	'4006
41.38	\$274,452	\$69,315	\$270,685	\$188,718	1.434	1,228	\$220.43	'4006
50.13	\$307,848	\$82,596	\$232,404	\$207,224	1.122	1,720	\$135.12	'4006
61.41	\$345,050	\$58,602	\$211,398	\$248,222	0.852	1,728	\$122.34	'4006
48.86	\$221,888	\$46,528	\$173,472	\$151,958	1.142	1,228	\$141.26	'4006
38.29	\$195,840	\$30,737	\$191,263	\$143,025	1.337	1,108	\$172.62	'4006
	\$1,817,485		\$1,442,404	\$1,216,966			\$157.61	
44.10				E.C.F. =>	1.185		Std. Deviation=>	0.39738493
10.30				Ave. E.C.F. =>	1.275		Ave. Variance=>	28.6660

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
78.2299	RANCH	\$72,392		4006 LAKE STANTON SUBDIV	401
29.2153	RANCH	\$72,597		4006 LAKE STANTON SUBDIV	401
15.9038	RANCH	\$69,315	007-371-106-00	4006 LAKE STANTON SUBDIV	401
15.3787	RANCH	\$82,596	007-371-120-00	4006 LAKE STANTON SUBDIV	401
42.3649	RANCH	\$52,500	007-371-152-00	4006 LAKE STANTON SUBDIV	401
13.3720	RANCH	\$19,800		4006 LAKE STANTON SUBDIV	401
6.1972	RANCH	\$23,909		4006 LAKE STANTON SUBDIV	401
9.0052					

Coefficient of Var=> 22.47784806

<b>Building Depr.</b>	<b>Building Occupancy</b>
65	Single Family
78	Single Family
86	Single Family
81	Single Family
75	Single Family
84	Single Family
74	Single Family

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