

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
014-104-020-00	11402 PINE ST	6/7/2023	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$71,600
014-730-057-00	10393 SHARON DR	8/23/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$0
014-730-060-00	10416 CHRIS DR	9/29/2023	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$106,100
014-019-014-40	11641 CRIMSON CREEK DR	3/8/2024	\$289,250	WD	03-ARM'S LENGTH	\$289,250	\$8,800
014-120-008-00	3120 S JOHNSON RD	3/12/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$53,800
014-210-002-00	9470 W PECK RD	4/19/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,700
014-019-014-31	11690 CRIMSON CREEK DR	8/9/2024	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$10,900
014-019-014-43	11771 CRIMSON CREEK DR	10/4/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$108,100
014-019-014-32	11672 CRIMSON CREEK DR	10/31/2024	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$10,300
014-210-005-00	9410 PECK RD	12/31/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$83,500
014-019-014-39	11637 CRIMSON CREEK DR	3/21/2025	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$10,900
014-019-014-49	11885 CRIMSON CREEK DR	3/21/2025	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$172,100
Totals:			\$3,252,150			\$3,252,150	\$723,800
							Sale. Ratio =>
							Std. Dev. =>

KAMP & BROOKSIDE ECF 1.367 CALCULATED, 1.367 APPLIED

014-019-014-45	11809 CRIMSON CREEK DR	10/31/2024	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$10,600
----------------	------------------------	------------	-----------	----	-----------------	-----------	----------

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
41.87	\$184,155	\$20,000	\$151,000	\$120,084	1.257	1,100	\$137.27	'4100
0.00	\$278,224	\$51,878	\$228,122	\$165,578	1.378	1,526	\$149.49	'4100
39.44	\$267,490	\$40,159	\$228,841	\$166,299	1.376	1,526	\$149.96	'4100
3.04	\$313,424	\$28,104	\$261,146	\$211,356	1.236	1,738	\$150.26	'4120
31.65	\$187,581	\$21,305	\$148,695	\$121,635	1.222	1,350	\$110.14	'4100
39.86	\$205,484	\$53,469	\$166,531	\$111,203	1.498	1,040	\$160.13	'4100
3.48	\$339,028	\$30,293	\$282,707	\$227,782	1.241	1,872	\$151.02	'4120
41.58	\$256,953	\$27,300	\$232,700	\$167,997	1.385	1,104	\$210.78	'4120
3.03	\$351,431	\$20,625	\$319,275	\$241,994	1.319	1,428	\$223.58	'4120
37.95	\$195,960	\$39,324	\$180,676	\$114,583	1.577	1,040	\$173.73	'4100
3.35	\$257,394	\$30,293	\$294,707	\$166,130	1.774	1,882	\$156.59	'4120
43.57	\$409,486	\$32,213	\$362,787	\$275,986	1.315	1,563	\$232.11	'4120
	\$3,246,610		\$2,857,187	\$2,090,627			\$167.09	
22.26				E.C.F. =>	1.367		Std. Deviation=>	0.16396129
19.20				Ave. E.C.F. =>	1.381		Ave. Variance=>	#REF!

3.12	\$96,497	\$20,625	\$319,275	\$55,502	5.752	1,882	\$169.65	'4120
------	----------	----------	-----------	----------	-------	-------	----------	-------

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
24.0087	MODULAR	\$20,000		4100 PLATTED RURAL	401	58
#REF!	1 STORY	\$35,000		4100 PLATTED RURAL	401	72
#REF!	BI-LEVEL	\$35,000		4100 PLATTED RURAL	401	73
123.5574	BI-LEVEL	\$24,500		4300 FLAT RIVER LAND	402	94
9.2043	1 STORY	\$20,000		4100 PLATTED RURAL	401	64
18.3028	1 STORY	\$31,500		4100 PLATTED RURAL	401	64
124.1130	1 STORY	\$27,650		4300 FLAT RIVER LAND	401	98
138.5144	1 STORY	\$27,300		4300 FLAT RIVER LAND	401	90
131.9351	1 STORY	\$20,625	014-019-014-45	4300 FLAT RIVER LAND	401	98
157.6813	1 STORY	\$35,000		4100 PLATTED RURAL	401	63
177.3954	1 STORY	\$27,650		4300 FLAT RIVER LAND	401	98
131.4512	1 STORY	\$24,150		4300 FLAT RIVER LAND	401	96

1.4814

Coefficient of Var=>

#REF!

575.2495

1 STORY

\$20,625

014-019-014-32

4300 FLAT RIVER LAND

401

98

Building Occupancy

Single Family

Single Family