

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
001-150-009-00	211 WOODLAND DR	10/23/2023	\$176,145	WD	03-ARM'S LENGTH	\$176,145	\$83,200
001-170-010-00	5912 W CUTLER RD	7/2/2024	\$517,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$517,000	\$229,200
001-170-022-00	5808 W CUTLER RD	8/30/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$226,500
001-170-039-00	5668 W CUTLER RD	5/30/2024	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$331,900
001-170-087-00	W CUTLER RD	10/10/2024	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$27,200
001-230-009-50	720 CEDAR ST	7/24/2023	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$130,300
001-250-022-00	211 WOODLAND DR	10/23/2023	\$176,145	WD	03-ARM'S LENGTH	\$176,145	\$83,200
001-340-008-00	6026 KEENEY DR	7/19/2024	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$107,900
001-520-384-00	5971 CAROLINE DR	5/1/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$189,900
Totals:			\$3,008,790			\$3,008,790	\$1,409,300
							Sale. Ratio =>
							Std. Dev. =>

LARGE LAKES RESSORT ECF 1.873 CALCULATED AND APPLIED

Asd/ Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. By Mean (%)
47.23	\$166,405	\$63,717	\$112,428	\$67,309	1.670	984	\$114.26	'4650	17.6669
44.33	\$458,266	\$86,054	\$430,946	\$223,417	1.929	1,900	\$226.81	'4650	8.1891
52.67	\$453,089	\$134,974	\$295,026	\$175,948	1.677	1,632	\$180.78	'4650	17.0216
45.47	\$663,860	\$105,164	\$624,836	\$309,013	2.022	2,519	\$248.05	'4650	17.5043
54.40	\$54,438	\$10,500	\$39,500	\$24,301	1.625	0	#DIV/0!	'4650	22.1548
42.37	\$260,614	\$86,916	\$220,584	\$96,071	2.296	600	\$367.64	'4650	44.9057
47.23	\$166,405	\$63,717	\$112,428	\$67,309	1.670	984	\$114.26	'4650	17.6669
39.67	\$215,733	\$38,893	\$233,107	\$97,809	2.383	718	\$324.66	'4650	53.6293
54.26	\$379,648	\$141,775	\$208,225	\$154,262	1.350	1,440	\$144.60	'4650	49.7181
	\$2,818,458		\$2,277,080	\$1,215,439			#DIV/0!		2.6468
46.84				E.C.F. =>	1.873		Std. Deviation=>	0.33806018	
5.27				Ave. E.C.F. =>	1.847		Ave. Variance=>	27.6063	Coefficient of Var=>

Building Style	Land Value	Appr. by Eq.	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Building Occupancy
1 STORY	\$63,717	No	001-250-022-00	4600 LARGE LAKES	401	45	Single Family
1 STORY	\$78,922	No	001-170-100-00	4650 LARGE LAKE RESORT	401	59	Single Family
1 STORY	\$80,762	No		4650 LARGE LAKE RESORT	401	70	Single Family
2 STORY	\$99,557	No		4650 LARGE LAKE RESORT	401	80	Single Family
1 STORY	\$10,500	No		4650 LARGE LAKE RESORT	401	75	Single Family
1 STORY	\$79,259	No		4650 LARGE LAKE RESORT	401	78	Single Family
1 STORY	\$63,717	No	001-150-009-00	4600 LARGE LAKES	401	45	Single Family
1 STORY	\$38,893	No		4600 LARGE LAKES	401	74	Single Family
1 STORY	\$141,326	No	001-520-385-00, 001-520-002-00	4650 LARGE LAKE RESORT	401	71	Single Family

14.94659091