

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
001-009-036-00	YANKEE RD	4/30/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,300
001-009-050-00	COOLIDGE AVE	7/18/2024	\$260,000	WD	21-NOT USED/OTHER	\$260,000	\$67,400
001-009-051-00	3089 W YANKEE RD	8/23/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$99,200
001-012-013-40	10084 N HOLLAND RD	11/27/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$124,400
001-140-002-00	10965 N HILLMAN RD	7/17/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$98,500
001-140-020-00	5170 BIRCH ST	8/1/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$117,300
001-290-018-00	301 COOLIDGE AVE	7/28/2023	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$49,200
001-370-002-00	1490 JUDY DR	1/26/2024	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$173,800
001-440-012-00	762 PARKWOOD DR	4/30/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,300
001-440-092-00	752 PARKWOOD DR	6/26/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$69,100
001-440-145-00		4/30/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,300
001-640-010-00	7917 LITTLE PENNY LANE	5/11/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$231,000
001-640-024-00	7986 LITTLE PENNY LANE	7/12/2024	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$37,000
<b>Totals:</b>			<b>\$2,927,000</b>			<b>\$2,927,000</b>	<b>\$1,331,800</b>
							Sale. Ratio =>
							Std. Dev. =>

SMALL LAKES AND SIX LAKES RESORT ECF 1.484 CALCULATED, 1.484 APPLIED

**SALES CONSIDERED BUT DID NOT INCLUDE IN STUDY**

001-291-025-00	1021 COOLIDGE AVE	10/23/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$96,000
001-290-010-00	201 COOLIDGE AVE	7/18/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$67,400

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
40.14	\$176,469	\$71,851	\$148,149	\$91,217	1.624	1,069	\$138.59	'4500	6.4752
25.92	\$134,683	\$38,401	\$221,599	\$85,534	2.591	756	\$293.12	'4500	103.1385
33.07	\$198,446	\$108,088	\$191,912	\$106,303	1.805	1,359	\$141.22	'4500	24.5944
43.65	\$248,788	\$81,719	\$203,281	\$113,884	1.785	1,276	\$159.31	'4500	22.5597
57.94	\$196,974	\$86,885	\$83,115	\$75,043	1.108	1,016	\$81.81	'4500	45.1821
57.22	\$234,505	\$66,189	\$138,811	\$114,734	1.210	1,472	\$94.30	'4500	34.9536
41.69	\$98,487	\$57,992	\$60,008	\$39,468	1.520	528	\$113.65	'4500	3.8965
49.38	\$347,636	\$65,530	\$286,470	\$192,301	1.490	1,296	\$221.04	'4500	6.9690
40.14	\$176,469	\$71,851	\$148,149	\$91,217	1.624	1,069	\$138.59	'4500	6.4752
43.19	\$138,097	\$65,926	\$94,074	\$70,342	1.337	1,008	\$93.33	'4550	22.2006
40.14	\$176,469	\$71,851	\$148,149	\$91,217	1.624	1,069	\$138.59	'4500	6.4752
70.00	\$462,047	\$56,799	\$273,201	\$276,242	0.989	3,072	\$88.93	'4500	57.0395
42.53	\$74,079	\$43,488	\$43,512	\$27,810	1.565	754	\$57.71	'4500	0.5231
	\$2,663,149		\$2,040,430	\$1,375,312			\$135.40		7.5774
45.50				E.C.F. =>	1.484		Std. Deviation=>	0.397395	
11.40				Ave. E.C.F. =>	1.559		Ave. Variance=>	26.1910	Coefficient of Var=>

27.43	\$192,060	\$112,801	\$237,199	\$77,250	3.071	768	\$308.85	'4500	307.0537
25.92	\$134,683	\$38,401	\$221,599	\$85,534	2.591	756	\$293.12	'4500	259.0771

Building Style	Land Value	Appr. by Eq.	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Building Occupancy
1 STORY	\$69,295	No	001-440-145-00, 001-440-012-00	4500 SMALL LAKES	401	56	Single Family
1 STORY	\$36,677	No	001-290-010-00	4500 SMALL LAKES	401	64	Single Family
	\$99,170	No	001-440-005-00, 001-440-007-00	4010 RESIDENTIAL LAND	401	47	Mobile Home
1 STORY	\$78,569	No		4500 SMALL LAKES	401	55	Single Family
1 STORY	\$70,197	No		4500 SMALL LAKES	401	55	Single Family
1 STORY	\$65,818	No		4500 SMALL LAKES	401	58	Single Family
1 STORY	\$55,564	No	001-290-019-00	4500 SMALL LAKES		57	Single Family
1 STORY	\$63,728	No		4500 SMALL LAKES	401	72	Single Family
1 STORY	\$69,295	No	001-440-145-00, 001-009-036-00	4500 SMALL LAKES	401	56	Single Family
1 STORY	\$65,926	No	001-440-014-00	4550 SIX LAKES RESORT	401	47	Single Family
1 STORY	\$69,295	No	001-440-012-00, 001-009-036-00	4500 SMALL LAKES	401	56	Single Family
2 STORY	\$52,034	No		4500 SMALL LAKES	401	70	Single Family
MANUFACTURED	\$40,800	No		4500 SMALL LAKES	401	41	Mobile Home

16.79568269

1 STORY	\$65,798	No	001-291-026-00, 001-016-004-00	4500 SMALL LAKES	401	60	Single Family
1 STORY	\$36,677	No	001-009-050-00	4500 SMALL LAKES	401	64	Single Family