Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Aud. when Sold	Aud/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-002-001-00	6343 111TH AVE	07/21/22	$305,000	WD	03-ARM'S LENGTH	$305,000	$138,000	45.25	$405,692	$124,470	$180,530	$192,916	0.936	1,224	$147.49	EAST	84.1342	1 STORY		$117,005	No	/ /		RIKES EAST OF BLUE STAR HWY	401	77												
02-005-004-10	6905 111TH AVE	02/27/23	$221,900	WD	03-ARM'S LENGTH	$221,900	$94,600	42.72	$296,024	$32,200	$189,790	$180,981	1.048	1,768	$107.36	EAST	72.8962	MODULAR		$32,200	No	/ /		RIKES EAST OF BLUE STAR HWY	401	74												
02-005-004-20	6875 111TH AVE	03/01/24	$331,000	WD	03-ARM'S LENGTH	$331,000	$68,100	20.57	$269,621	$58,240	$272,760	$97,655	2.793	1,976	$138.04	EAST	101.5958	DOUBLE WIDE		$58,240	No	/ /		RIKES EAST OF BLUE STAR HWY	401	55												
02-005-022-00	6854 111TH AVE	04/26/23	$326,500	WD	03-ARM'S LENGTH	$326,500	$119,700	36.66	$283,953	$96,167	$230,333	$128,819	1.788	1,782	$129.26	EAST	1.0890	2 STORY		$61,023	No	/ /		RIKES EAST OF BLUE STAR HWY	401	53												
02-005-023-11	1008 68TH ST	09/22/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$92,200	47.28	$243,271	$40,094	$154,906	$139,379	1.111	1,581	$97.98	EAST	66.5727	1 1/2 STORY		$35,740	No	/ /		RIKES EAST OF BLUE STAR HWY	401	57												
02-006-006-10	1173 BLUE STAR HWY	06/16/23	$510,000	WD	03-ARM'S LENGTH	$510,000	$192,300	37.71	$478,238	$98,968	$411,002	$280,155	1.580	3,496	$117.56	EAST	19.7265	2 STORY		$61,600	No	/ /		RIKES EAST OF BLUE STAR HWY	401	62												
02-009-006-00	6675 109TH AVE	11/21/22	$285,900	WD	03-ARM'S LENGTH	$285,900	$63,900	22.35	$193,497	$80,167	$205,733	$77,868	2.649	1,248	$164.85	EAST	87.1736	DOUBLE WIDE		$73,548	No	/ /		RIKES EAST OF BLUE STAR HWY	401	51												
02-009-012-10	911 68TH ST	03/27/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$137,200	34.30	$401,276	$127,015	$272,985	$188,140	1.451	1,680	$162.49	EAST	32.6176	1 1/4 STORY		$57,400	No	/ /		RIKES EAST OF BLUE STAR HWY	401	72												
02-010-009-01	925 66TH ST	08/05/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$0	0.00	$298,072	$35,244	$264,756	$188,298	1.468	2,102	$125.95	EAST	30.8701	1 1/2 STORY		$35,244	No	/ /		RIKES EAST OF BLUE STAR HWY	401	55												
02-010-016-00	802 64TH ST	10/24/22	$260,000	WD	03-ARM'S LENGTH	$260,000	$58,600	22.54	$183,225	$43,000	$217,000	$96,193	2.256	1,036	$209.46	EAST	47.8741	1 1/2 STORY		$43,000	No	/ /		RIKES EAST OF BLUE STAR HWY	401	57												
02-015-028-11	6472 107TH AVE	09/07/23	$625,000	WD	03-ARM'S LENGTH	$625,000	$0	0.00	$509,115	$113,205	$511,795	$271,591	1.884	2,588	$197.76	EAST	10.7286	2 STORY		$108,848	No	/ /		RIKES EAST OF BLUE STAR HWY	401	68												
02-016-007-10	7043 107TH AVE	05/17/23	$280,000	WD	03-ARM'S LENGTH	$280,000	$70,000	25.00	$214,209	$40,738	$239,262	$118,999	2.011	1,044	$229.18	EAST	23.3474	1 STORY		$36,920	No	/ /		RIKES EAST OF BLUE STAR HWY	401	72												
02-020-014-30	406 68TH ST	07/01/22	$241,000	WD	03-ARM'S LENGTH	$241,000	$14,300	5.93	$266,697	$43,000	$198,000	$153,454	1.290	974	$203.29	EAST	48.6851	1 STORY		$43,000	No	/ /		RIKES EAST OF BLUE STAR HWY	401	95												
02-023-014-10	435 66TH AT	06/28/23	$335,000	WD	03-ARM'S LENGTH	$335,000	$143,900	42.96	$327,527	$52,948	$282,052	$188,359	1.497	2,900	$97.26	EAST	27.9720	1 STORY		$56,560	No	/ /		RIKES EAST OF BLUE STAR HWY	401	64												
02-022-016-00	451 66TH ST	08/23/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$60,600	29.56	$187,160	$44,735	$160,265	$97,685	1.641	1,456	$110.07	EAST	13.6512	DOUBLE WIDE		$43,000	No	/ /		RIKES EAST OF BLUE STAR HWY	401	51												
02-024-018-00	6155 104TH AVE	06/04/22	$240,000	WD	03-ARM'S LENGTH	$240,000	$61,200	25.50	$171,447	$70,675	$169,330	$69,120	2.450	1,456	$116.30	EAST	67.2656	DOUBLE WIDE		$54,651	No	/ /		RIKES EAST OF BLUE STAR HWY	401	49												
02-027-011-10	343 66TH ST	12/30/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$98,500	39.40	$304,474	$41,223	$208,777	$180,588	1.156	1,512	$138.08	EAST	62.1042	TRI-LEVEL		$39,080	No	/ /		RIKES EAST OF BLUE STAR HWY	401	76												
02-027-012-30	296 65TH ST	04/28/23	$650,000	WD	03-ARM'S LENGTH	$650,000	$249,300	38.35	$633,764	$82,964	$567,036	$377,844	1.501	2,300	$246.54	EAST	27.6424	1 STORY		$82,964	No	/ /		RIKES EAST OF BLUE STAR HWY	401	83												
02-028-012-00	6777 103RD AVE	08/09/23	$159,500	WD	03-ARM'S LENGTH	$159,500	$94,700	59.37	$308,972	$44,004	$115,496	$139,604	0.827	2,240	$51.56	EAST	94.9827	1 STORY		$43,000	No	/ /		RIKES EAST OF BLUE STAR HWY	401	56												
02-029-021-00	215 70TH ST	06/13/22	$278,000	WD	03-ARM'S LENGTH	$278,000	$75,200	27.05	$221,608	$80,310	$197,690	$96,929	2.040	1,408	$140.40	EAST	26.2392	1 STORY		$70,520	No	/ /		RIKES EAST OF BLUE STAR HWY	401	47												
02-030-024-00	7021 103RD AVE	09/16/22	$345,000	WD	03-ARM'S LENGTH	$345,000	$119,300	34.58	$344,321	$146,611	$198,389	$135,627	1.463	1,872	$105.98	EAST	31.4387	2 STORY		$118,217	No	/ /		RIKES EAST OF BLUE STAR HWY	401	57												
02-033-003-01	176 66TH ST	07/19/22	$209,000	WD	03-ARM'S LENGTH	$209,000	$50,600	24.21	$164,233	$43,840	$165,160	$82,574	2.000	1,716	$96.25	EAST	22.3004	DOUBLE WIDE		$43,840	No	/ /		RIKES EAST OF BLUE STAR HWY	401	47												
02-033-003-01	176 66TH ST	12/28/22	$212,000	WD	03-ARM'S LENGTH	$212,000	$50,600	23.87	$164,233	$43,840	$168,160	$82,574	2.036	1,716	$98.00	EAST	25.9335	DOUBLE WIDE		$43,840	No	/ /		RIKES EAST OF BLUE STAR HWY	401	47												
02-033-023-41	46 67TH ST	09/28/23	$249,000	WD	03-ARM'S LENGTH	$249,000	$55,400	22.25	$173,247	$50,900	$198,100	$83,914	2.361	1,560	$126.99	EAST	58.3803	DOUBLE WIDE		$50,900	No	/ /		RIKES EAST OF BLUE STAR HWY	401	47												
02-033-029-10	87 67TH ST	08/30/22	$400,000	WD	03-ARM'S LENGTH	$400,000	$152,600	38.20	$458,532	$81,961	$318,039	$258,324	1.231	1,865	$170.53	EAST	54.5977	1 STORY		$88,133	No	/ /		RIKES EAST OF BLUE STAR HWY	401	77												
02-035-015-10	6247 BASELINE RD	05/10/22	$173,950	WD	03-ARM'S LENGTH	$173,950	$60,900	35.01	$186,125	$91,028	$82,922	$65,224	1.271	1,716	$48.32	EAST	50.5804	DOUBLE WIDE		$83,033	No	/ /		RIKES EAST OF BLUE STAR HWY	401	49												
02-036-027-00	24 60TH ST	10/03/23	$145,000	WD	03-ARM'S LENGTH	$145,000	$24,900	17.17	$86,203	$43,000	$102,000	$29,632	3.442	924	$110.39	EAST	166.5121	SINGLE WIDE		$43,000	No	/ /		RIKES EAST OF BLUE STAR HWY	401	35												
02-086-002-00	174 72ND	07/20/23	$600,000	WD	03-ARM'S LENGTH	$600,000	$195,500	32.58	$496,796	$90,081	$509,919	$279,003	1.828	2,146	$237.61	EAST	5.0509	1 STORY		$83,227	No	/ /		RIKES EAST OF BLUE STAR HWY	1	67												
02-086-002-10	7241 101ST AVE	11/06/22	$393,000	WD	03-ARM'S LENGTH	$393,000	$118,900	30.25	$354,464	$63,000	$330,000	$199,942	1.650	1,570	$210.19	EAST	12.6658	1 STORY		$63,000	No	/ /		RIKES EAST OF BLUE STAR HWY	401	77												
02-086-090-00	33 BLUE STAR HWY	05/11/22	$292,000	WD	03-ARM'S LENGTH	$292,000	$42,400	14.52	$142,956	$43,000	$249,000	$88,969	3.631	1,264	$196.99	EAST	185.4365	1 1/4 STORY		$43,000	No	/ /		RIKES EAST OF BLUE STAR HWY	401	85												
02-086-092-00	7291 BASELINE RD	01/10/24	$120,000	WD	03-ARM'S LENGTH	$120,000	$38,300	31.92	$118,577	$52,850	$67,150	$45,080	1.490	924	$72.67	EAST	28.7574	SINGLE WIDE		$52,850	No	/ /		RIKES EAST OF BLUE STAR HWY	401	47												
02-250-018-00	225 68TH ST	10/16/23	$115,001	WD	03-ARM'S LENGTH	$115,001	$43,600	38.09	$146,229	$41,040	$73,961	$68,031	1.087	1,456	$50.80	EAST	68.9972	DOUBLE WIDE		$41,040	No	/ /		RIKES EAST OF BLUE STAR HWY	401	49												
		Totals:	**$9,052,751**			**$9,052,751**	**$2,765,900**		**$9,958,668**		**$7,512,208**	**$4,634,869**			**$139.24**		**15.6337**																					
							Sale. Ratio =>	**28.86**				**E.C.F. =>**	**1.621**		**Std. Deviation=>**	**0.67509919**																						
							Std. Dev. =>	**13.15**				**Ave. E.C.F. =>**	**1.777**		**Ave. Variance=>**	**51.8060**	**Coefficient of Var=>**	**29.15132858**																			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-380-124-00	207 RIDGEVIEW AVE	04/28/23	$680,000	WD	03-ARM'S LENGTH	$680,000	$4,100	0.60	$600,636	$35,415	$644,585	$307,798	2.094	2,520	$255.79	LKRDG	0.0000	1 STORY		$31,842	No	/ /		AL-PERTELLE SUB. AREA	402	97												
		Totals:	$680,000			$680,000	$4,100		$600,636		$644,585				$255.79		0.0000																					
							Sale. Ratio =>	0.60				E.C.F. =>	2.094		Std. Deviation=>	#DIV/0!																						
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	2.094		Ave. Variance=>	0.0000	Coefficient of Var=>	0																			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Mun. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-420-013-00	7258 BEVERLY	10/17/22	$1,295,000	WD	03-ARM'S LENGTH	$1,295,000	$301,700	23.30	$1,282,784	$184,834	$1,110,166	$501,428	2.214	3,094	$358.81	BEVBE	0.0000	1 1/2 STORY		$177,000	No	/ /		BEIIVERLY BEACH SUBDIVISION	401	82												
		Totals:	$1,295,000				$301,700		$1,282,784		$1,110,166						0.0000																					
							Sale, Ratio =>	23.30				E.C.F. =>	2.214		Std. Deviation=>	#DIV/0!																						
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	2.214		Ave. Variance=>	0.0000	Coefficient of Var=>		0																		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Aud. when Sold	Aud/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Sq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Degr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-224-014-00	10ST ORCHARD AVE	06/08/23	$410,000	WD	03-ARM'S LENG'TH	$410,000	$199,000	48.54	$413,206	$43,197	$366,603	$195,047	1.880	2,176	$168.48	EHLLY	4.3445	BI-LEVEL	DOUBLE WIDE	$40,625	No	/ /		EAST HOLLYWOOD	401	75													
02-304-001-00	7326 10ST ST	10/09/23	$310,000	WD	03-ARM'S LENG'TH	$310,000	$79,400	25.61	$295,860	$125,078	$184,922	$99,638	1.856	1,144	$161.65	LKVGD	1.9825	DOUBLE WIDE		$125,078	No	/ /		LAKEVIEW GARDENS SUBDIVISION	401	70													
02-560-001-00	7227 LONGFELLOW DR	11/03/23	$395,000	WD	03-ARM'S LENG'TH	$395,000	$233,300	59.06	$426,239	$62,083	$332,917	$191,863	1.735	1,872	$177.84	MTFLC	10.0937	1 1/2 STORY		$62,083	No	/ /		MOUNT PLEASANT EAST CONDO	401	74													
02-775-002-00	38 LINCOLN	04/28/23	$777,500	WD	03-ARM'S LENG'TH	$777,500	$355,200	45.68	$796,021	$118,124	$659,376	$351,895	1.874	2,068	$321.96	WHWNG	3.7687	1 1/4 STORY		$107,305	No	/ /		WEST WING SUBDIVISION	401	70													
		Totals:	$1,892,500			$1,892,500	$866,900		$1,931,326		$1,543,616	$838,443			$207.46		6.9174																						
							Sale. Ratio =>	45.81				E.C.F. =>	1.841		Std. Deviation=>	0.060038																						
							Std. Dev. =>	13.98				Ave. E.C.F. =>	1.836		Ave. Variance=>	5.0469	Coefficient of Var=>	2.741661972																					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Mun. $	E.C.F.	Floor Area	$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-140-031-08	653 LANTERN WATCH	11/17/22	$1,200,000	WD	03.ARMS LENGTH	$1,200,000	$380,100	31.68	$1,317,850	$302,623	$897,377	$414,724	2.164	3,292	$272.59	BRDWK	0.0000	2 STORY		$295,200	No	/ /		BOARDWALK	401	82												
		Totals:	##########			##########	$380,100		$1,317,850		$897,377	$414,724			$272.59		0.0000																					
							Sale. Ratio =>	31.68				E.C.F. =>	2.164		Std. Deviation=>	#DIV/0!																						
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	2.164		Ave. Variance=>	0.0000	Coefficient of Var=>		0																		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-150-048-50	9613 LAKE ST	01/27/23	$150,000	WD	03-ARM'S LENGTH	$150,000	$34,400	22.93	$135,897	$48,750	$101,250	$46,888	2.256	352	$287.64	CDBLF	24.1724	1 STORY		$48,750	No	/ /	02-150-048-00	CEDAR BLUFF SUBDIVISION	401	60												
02-160-089-00	988 BLUE STAR HWY	10/13/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$79,500	28.91	$340,356	$156,463	$118,537	$98,888	1.772	1,344	$88.20	CDBLF	24.1724	1 STORY		$156,463	No	/ /		CEDAR BLUFF SUBDIVISION	401	47												
		Totals:	**$425,000**			**$425,000**	**$113,900**		**$476,253**		**$219,787**	**$111,776**			**$187.92**		**4.7577**																					
							Sale. Ratio =>	**26.80**				**E.C.F. =>**	**1.966**		**Std. Deviation=>**	**0.34184919**																					
							Std. Dev. =>	**4.23**				**Ave. E.C.F. =>**	**2.014**		**Ave. Variance=>**	**24.1724**	**Coefficient of Var=>**	**12.69276729**																			

2024-2025 COM/IND ECF ANALYSIS

Parcel Number	Conf.	Sale Date	Sale Doc	Sale Term	Adj. Sale Price	Est. TCV	Land Value	Land Imp Value	Bldg Residual	Bldg Residual	Cost Manual	ECF
21-002-007-00	No	7/6/2023	WD	03-ARM'S LENGTH	$230,000	$223,477	$57,630	$29,698	$142,672	$142,672	183985.1351	0.775
51-105-202-00	No	6/30/2023	WD	03-ARM'S LENGTH	$105,000	$104,090	$16,988	$0	$88,012	$88,012	117705.4054	0.748
51-105-224-00	Yes	4/15/2022	WD	03-ARM'S LENGTH	$440,000	$441,750	$28,620	$1,663	$409,717	$409,717	556036.4865	0.737
51-205-031-00	Yes	6/23/2022	WD	03-ARM'S LENGTH	$70,000	$66,348	$37,301	$6,273	$26,426	$26,426	30775.67568	0.859
51-305-039-00	No	6/30/2023	WD	03-ARM'S LENGTH	$260,000	$248,417	$11,497	$0	$248,503	$248,503	320162.1622	0.776
52-100-003-00	No	12/30/2022	MLC	03-ARM'S LENGTH	$175,000	$173,108	$13,939	$3,896	$157,165	$157,165	209828.3784	0.749
52-200-014-00	No	6/2/2023	WD	03-ARM'S LENGTH	$185,000	$121,398	$4,990	$0	$180,010	$180,010	157308.1081	1.144
52-800-006-50	No	9/14/2022	WD	03-ARM'S LENGTH	$28,500	$23,284	$12,800	$0	$15,700	$15,700	14167.56757	1.108
51-253-014-10	No	3/21/2024	WD	03-ARM'S LENGTH	$251,000	$224,790	$71,068	$13,716	$166,216	$166,216	184704.4855	0.900
01-570-013-00	Yes	12/7/2023	WD	19-MULTI PARCEL AF	$2,668,900	$2,657,174	$385,071	$81,223	$2,202,606	$2,202,606	2890343.008	0.762
15-033-018-00	Yes	5/1/2023	WD	03-ARM'S LENGTH	$500,000	$508,948	$81,403	$23,499	$395,098	$395,098	533042.2164	0.741
										4,032,125.00	**5,198,058.63**	**0.776**
											USED	**0.776**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Degr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-224-014-00	1057 ORCHARD AVE	06/08/23	$410,000	WD	03-ARM'S LENGTH	$410,000	$199,000	48.54	$413,206	$43,397	$366,603	$195,047	1.880	2,176	$168.48	EHLLY	0.0000	BI-LEVEL		$60,625	No	/ /		EASTHOLLYWOOD	401	75												
		Totals:	$410,000			$410,000	$199,000		$413,206		$366,603	$195,047			$168.48		0.0000																					
							Sale, Ratio =>	48.54				E.C.F. =>	1.880		Std. Deviation=>	#DIV/0!																						
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.880		Ave. Variance=>	0.0000	Coefficient of Var=>		0																		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Aud. when Sold	Aud/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Sq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Degr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-224-014-00	10ST ORCHARD AVE	06/08/23	$410,000	WD	03-ARM'S LENG'TH	$410,000	$199,000	48.54	$413,206	$43,197	$366,603	$195,047	1.880	2,176	$168.48	EHLLY	4.3445	BI-LEVEL	DOUBLE WIDE	$40,625	No	/ /		EAST HOLLYWOOD	401	75													
02-304-001-00	7326 10ST ST	10/09/23	$310,000	WD	03-ARM'S LENG'TH	$310,000	$79,400	25.61	$295,860	$125,078	$184,922	$99,638	1.856	1,144	$161.65	LKVGD	1.9825	DOUBLE WIDE		$125,078	No	/ /		LAKEVIEW GARDENS SUBDIVISION	401	70													
02-560-001-00	7227 LONGFELLOW DR	11/03/23	$395,000	WD	03-ARM'S LENG'TH	$395,000	$233,300	59.06	$426,239	$62,083	$332,917	$191,863	1.735	1,872	$177.84	MTFLC	10.0937	1 1/2 STORY		$62,083	No	/ /		MOUNT PLEASANT EAST CONDO	401	74													
02-775-002-00	38 LINCOLN	04/28/23	$777,500	WD	03-ARM'S LENG'TH	$777,500	$355,200	45.68	$796,021	$118,124	$659,376	$351,895	1.874	2,068	$321.96	WHWNG	3.7687	1 1/4 STORY		$107,305	No	/ /		WEST WING SUBDIVISION	401	70													
		Totals:	$1,892,500			$1,892,500	$866,900		$1,931,326		$1,543,616	$838,443			$207.46		6.9174																						
							Sale. Ratio =>	45.81				E.C.F. =>	1.841		Std. Deviation=>	0.060038																						
							Std. Dev. =>	13.98				Ave. E.C.F. =>	1.836		Ave. Variance=>	5.0469	Coefficient of Var=>	2.741661972																					

Code	Description	2024	2025	Change
AG	Agricultural Property	1.350	1.621	20.07%
LKRDG	Al Pertelle Sub - Lakeridge Road	1.898	2.094	10.33%
BEVBE	Beverly Beach Subdivision	2.190	2.214	1.10%
011	Black River	1.898	1.841	-3.00%
BRDWK	Boardwalk Condos	2.139	2.164	1.17%
CDBLF	Cedar Bluff Subdivision	1.898	1.966	3.58%
COMM	Commercial Property	3.159		-100.00%
EHLLY	East of Blue Star Hollywood	1.896	1.88	-0.84%
EATON	Eaton Park	1.896	1.841	-2.90%
GLNSH	Glen Shores	1.707	4.213	146.81%
495	Hawkshead	1.208	1.221	1.08%
HGHB	Highfield Beach Condo's	1.930	1.875	-2.85%
HGHLD	Highland Sub	1.898	1.841	-3.00%
HLYWD	Hollywood Sub	2.041	2.133	4.51%
IND	Industrial Property	4.778		-100.00%
LKMI	Lake Michigan	2.038	2.194	7.65%
004	Lakeshore South	1.481	1.466	-1.01%
LKVGD	Lakeview Gardens Sub	1.898	1.856	-2.21%
525	Lighthouse Estates	1.254	1.597	27.35%
MIAME	Miami Park East of Blue Star	1.898	1.841	-3.00%
MIAMW	Miami Park West of Blue Star	2.590	2.502	-3.40%
MTPLC	Mount Pleasant East Condo	1.898	1.735	-8.59%
MTPST	Mt. Pleasant	3.317	3.459	4.28%
595T	No Shore Club Condo-Townhouse	1.350	3.714	175.11%
NBASE	North Base Sub	1.898	1.841	-3.00%
595M	North Shore Club Condo-Multi-Res	4.044	6.182	52.87%
593	North Shore Condo	1.930	1.841	-4.61%
NSD	North Shore Drive	1.898	1.997	5.22%
NSHMA	North Shore Manor Sub	1.777	1.960	10.30%
ORCHD	Orchard Inn Condo's	1.898	1.841	-3.00%
EAST	Rural Res East of Blue Star Hwy	1.458	1.453	-0.34%
W-BSH	Rural Res West of Blue Star Hwy	1.898	1.453	-23.45%
645	San Bar Beach Condo	1.930	1.841	-4.61%
SCOT	Scotsonia Sub	1.898	1.841	-3.00%
68000	Sleepy Hollow Condo	1.930	1.841	-4.61%
760	Sunset Shores	2.182	2.117	-2.98%
WWING	West Wing Subdivision	1.898	1.874	-1.26%
WNCLF	Windcliff Shores Sub	1.716	1.727	0.64%

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02-180-022-00	1155 EDGEWATER TERRACE	07/31/23	$1,590,000	WD	03-ARM'S LENGTH	$1,590,000	$532,363	33.48	$1,104,521	$543,785	$1,046,215	$257,529	4.063	2,344	$446.34	GLNSH	30.3592	2 STORY		$534,063	No	/ /	02-180-007-00	GLEN SHORES	401	76												
02-180-030-00	7175 WILDWOOD DR	12/06/23	$608,000	WD	03-ARM'S LENGTH	$608,000	$149,400	24.57	$289,037	$60,394	$547,606	$122,260	4.479	864	$633.80	GLNSH	11.2918	1 STORY		$58,561	No	/ /		GLEN SHORES	401	75												
02-180-045-00	7164 WILDWOOD DR	11/03/23	$460,000	WD	03-ARM'S LENGTH	$460,000	$102,300	22.24	$188,525	$62,500	$397,500	$72,910	5.452	1,056	$376.42	GLNSH	108.5803	1 STORY		$59,166	No	/ /		GLEN SHORES	401	49												
02-180-175-00	1110 GOLFMERE AVE	03/26/24	$385,500	WD	03-ARM'S LENGTH	$385,500	$107,800	27.96	$201,986	$85,278	$300,222	$68,388	4.390	720	$416.98	GLNSH	2.3858	1 STORY		$85,278	No	/ /		GLEN SHORES	401	56												
02-185-189-00	7173 ORCHARD DR	06/05/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$118,700	33.91	$226,729	$112,070	$237,930	$67,188	3.541	624	$381.30	GLNSH	82.4628	1 STORY		$110,229	No	/ /		GLEN SHORES	401	61												
02-181-219-00	7113 MAPLE AVE	09/14/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$85,900	26.84	$157,460	$52,364	$267,636	$61,724	4.341	660	$405.96	GLNSH	2.5271	1 STORY		$52,664	No	/ /		GLEN SHORES	401	56												
02-181-237-00	7143 MAPLE AVE	08/31/23	$580,000	WD	03-ARM'S LENGTH	$580,000	$191,200	32.97	$348,984	$108,671	$471,129	$140,701	3.348	1,911	$246.54	GLNSH	101.7961	1 1/2 STORY		$104,112	No	/ /		GLEN SHORES	401	56												
02-181-241-00	7149 MAPLE AVE	02/08/24	$396,750	WD	03-ARM'S LENGTH	$396,750	$109,200	25.26	$190,816	$95,420	$303,330	$57,072	5.315	900	$337.03	GLNSH	94.8773	1 1/4 STORY		$93,420	No	/ /		GLEN SHORES	401	56												
		Totals:	**$4,690,250**			**$4,690,250**	**$1,387,863**		**$2,686,398**		**$3,571,868**	**$647,772**			**$405.55**		**15.2867**																					
							Sale. Ratio =>	**29.59**				**E.C.F. =>**	**4.213**		**Std. Deviation=>**		**0.74053868**																					
							Std. Dev. =>	**4.51**				**Ave. E.C.F. =>**	**4.366**		**Ave. Variance=>**		**54.2838**	**Coefficient of Var=>**		**12.43299205**																	
02-180-116-00	1134 GOLFMERE AVE	07/18/22	$243,000	WD	03-ARM'S LENGTH	$243,000	$156,100	64.24	$315,717	$135,504	$107,496	$105,851	1.018	1,296	$82.94	GLNSH	334.8161	1 STORY		$135,504	No	/ /		GLEN SHORES	401	56												
02-180-204-00	7185 ORCHARD DR	03/24/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$131,700	36.58	$337,819	$113,287	$246,713	$131,571	1.875	1,520	$162.31	GLNSH	249.0071	1 STORY		$113,287	No	/ /		GLEN SHORES	401	55												
02-180-040-00	7180 WILDWOOD	10/24/22	$868,500	WD	03-ARM'S LENGTH	$868,500	$496,700	56.50	$698,273	$83,734	$784,766	$360,106	2.179	2,654	$295.69	GLNSH	218.6845	2 STORY		$80,564	No	/ /		GLEN SHORES	401	82												

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-480-012-00	7015 SILVERHAWK DR	09/27/23	$450,000	WD	19-MULTI PARCEL ARM'S LENGTH	$450,000	$203,700	45.27	$450,209	$93,639	$356,361	$294,509	#####	1,730	$205.99	00495	0.9475	1 STORY		$88,839	No	/ /	02-480-013-00	GOLDEN HAWK CONDO'S 2022	401	88												
02-485-003-00	592 HAWKSNEST DR	10/02/23	$799,000	WD	03-ARM'S LENGTH	$799,000	$103,200	12.92	$790,321	$81,202	$712,798	$583,754	#####	2,089	$341.69	00495	0.3285	1 STORY		$81,985	No	/ /		HAWKSHEAD	401	97												
02-485-014-00	573 HAWKSNEST DR	09/30/22	$525,000	WD	03-ARM'S LENGTH	$525,000	$177,800	33.71	$518,356	$67,034	$457,966	$373,640	#####	2,498	$183.33	00495	0.6195	1 1/2 STORY		$67,034	No	/ /		HAWKSHEAD	401	85												
		Totals:	**##########**			**##########**	**$683,900**		**$1,758,886**			**$1,526,125**	**$1,251,903**			**$243.67**	**0.1149**																					
							Sale. Ratio=>	**27.20**					**E.C.F.=>**	**#####**		**Std. Deviation=>**	**0.008334**																					
							Std. Dev. =>	**16.39**					**Avg. E.C.F.=>**	**#####**		**Avg. Variance=>**	**0.0217**	**Coefficient of Var=>**	**0.317981962**																		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Aud. when Sold	Aud/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Sq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Degr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-224-014-00	10ST ORCHARD AVE	06/08/23	$410,000	WD	03-ARM'S LENG'TH	$410,000	$199,000	48.54	$413,206	$43,197	$366,603	$195,047	1.880	2,176	$168.48	EHLLY	4.3445	BI-LEVEL	DOUBLE WIDE	$40,625	No	/ /		EAST HOLLYWOOD	401	75													
02-304-001-00	7326 10ST ST	10/09/23	$310,000	WD	03-ARM'S LENG'TH	$310,000	$79,400	25.61	$295,860	$125,078	$184,922	$99,638	1.856	1,144	$161.65	LKVGD	1.9825	DOUBLE WIDE		$125,078	No	/ /		LAKEVIEW GARDENS SUBDIVISION	401	70													
02-560-001-00	7227 LONGFELLOW DR	11/03/23	$395,000	WD	03-ARM'S LENG'TH	$395,000	$233,300	59.06	$426,239	$62,083	$332,917	$191,863	1.735	1,872	$177.84	MTFLC	10.0937	1 1/2 STORY		$62,083	No	/ /		MOUNT PLEASANT EAST CONDO	401	74													
02-775-002-00	38 LINCOLN	04/28/23	$777,500	WD	03-ARM'S LENG'TH	$777,500	$355,200	45.68	$796,021	$118,124	$659,376	$351,895	1.874	2,068	$321.96	WHWNG	3.7687	1 1/4 STORY		$107,305	No	/ /		WEST WING SUBDIVISION	401	70													
		Totals:	$1,892,500			$1,892,500	$866,900		$1,931,326		$1,543,616	$838,443			$207.46		6.9174																						
							Sale. Ratio =>	45.81				E.C.F. =>	1.841		Std. Deviation=>	0.060038																						
							Std. Dev. =>	13.98				Ave. E.C.F. =>	1.836		Ave. Variance=>	5.0469	Coefficient of Var=>	2.741661972																					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale
02-210-020-00	7181 LAKEVIEW TERRACE	04/04/22	$575,000	WD	03-ARM'S LENGTH	$575,000	$214,700	37.34
02-213-001-00	7717 LAKEVIEW TERRACE	11/18/22	$395,000	WD	03-ARM'S LENGTH	$395,000	$173,100	43.82
		Totals:	**$970,000**			**$970,000**	**$387,800**	
							Sale. Ratio =>	**39.98**
							Std. Dev. =>	**4.58**

02-209-001-00	7183 LAKEVIEW TERRACE	04/15/22	$739,000	WD	03-ARM'S LENGTH	$739,000	$216,500	29.30

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)
$561,832	$144,692	$430,308	$204,417	2.105	2,240	$192.10	HLYWD	3.8258
$378,579	$140,813	$254,187	$116,516	2.182	1,140	$222.97	HLYWD	3.8258
$940,411		**$684,495**	**$320,933**			**$207.54**		**1.0479**
			E.C.F. =>	**2.133**		**Std. Deviation=>**	**0.054105**	
			Ave. E.C.F. =>	**2.143**		**Ave. Variance=>**	**3.8258**	**Coefficient of Var=>**

$509,409	$92,414	$646,586	$204,346	3.164	2,000	$323.29	HLYWD	316.4177

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
2 STORY		$142,301	No	/ /		HOLLYWOOD SUBDIVISION	401
1 STORY		$137,650	No	/ /		HOLLYWOOD SUBDIVISION	401

1.78500513

2 STORY		$91,245	No	/ /		HOLLYWOOD SUBDIVISION	401

Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View
66							
66							
56							

Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Mon. $	E.C.F.	Floor Area	$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Degr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-082-009-00	800 BLUE STAR HWY	01/19/24	$750,000	WD	03-ARM'S LENGTH	$750,000	$412,700	55.03	$603,736	$280,000	$470,000	$178,857	2.628	1,630	$299.12	LKMI	49.3931	1 1/2 STORY		$280,000	No	/ /		LAKE MICHIGAN NORTH OF 107	401	66												
02-082-010-00	870 N BLUE STAR HWY	09/25/23	$920,000	WD	03-ARM'S LENGTH	$920,000	$852,588	92.79	$846,527	$460,000	$459,000	$180,826	2.538	2,712	$169.25	LKMI	40.4464	2 STORY		$460,000	No	/ /		LAKE MICHIGAN NORTH OF 107	401	46												
02-201-004-00	997 LAKE LN	10/19/22	$300,000	CD	03-ARM'S LENGTH	$300,000	$504,790	168.23	$416,914	$120,000	$180,000	$145,695	1.235	1,326	$135.75	LKMI	89.8415	C		$120,000	No	/ /		LAKE MICHIGAN NORTH OF 107	401	66												
		Totals:	**$1,989,000**			**$1,989,000**	**$1,769,990**		**$1,869,157**		**$1,109,000**	**$505,377**			**$198.37**		**6.0528**																					
							Sale. Ratio =>	**88.98**				**E.C.F. =>**	**2.194**		**Std. Deviation=>**	**0.77933**																						
							Std. Dev. =>	**27.87**				**Ave. E.C.F. =>**	**2.134**		**Ave. Variance=>**	**59.8944**	**Coefficient of Var=>**	**28.06839603**																				
02-181-253-00	1184 CHERRY DR	02/27/24	$475,000	WD	03-ARM'S LENGTH	$475,000	$343,100	72.23	$338,104	$242,554	$232,446	$42,961	5.411	1,208	$192.42	LKMI	327.6805	1 STORY		$240,000	No	/ /		LAKE MICHIGAN NORTH OF 107	401	27												
02-575-256-00	8 AVE	05/02/23	$640,000	WD	19-MULTI PARCEL ARM'S LENGTH	$640,000	$728,600	113.84	$1,476,834	$535,536	$104,464	$188,944	0.553	1,820	$57.40	LKMI	118.0989			$534,910	No	/ /	02-790-005-00	LAKE MICHIGAN SOUTH OF 107	401	41												
02-760-055-01	482 LAKESHORE	04/25/22	$2,300,000	WD	03-ARM'S LENGTH	$2,300,000	$229,300	9.93	$1,222,827	$424,008	$1,875,992	$391,979	4.786	1,369	$1370.34	LKMI	478.5951	1 STORY		$424,008	No	/ /		LAKE MICHIGAN SOUTH OF 107	401	97												
02-180-007-00	1155 EDGEWATER TERRACE	07/31/23	$1,590,000	WD	03-ARM'S LENGTH	$1,590,000	$532,363	33.48	$1,423,930	$543,785	$1,046,215	$257,529	4.063	2,344	$446.34	LKMI	192.8645			$534,063	No	/ /	02-180-022-00	LAKE MICHIGAN NORTH OF 107	402	38												
02-085-013-00	50 NORTH SHORE DR	02/09/23	$2,800,000	WD	03-ARM'S LENGTH	$2,800,000	$773,100	27.61	$1,855,603	$755,005	$2,064,995	$548,875	3.755	3,124	$661.01	LKMI	162.1516	1 1/2 STORY		$686,460	No	/ /		LAKE MICHIGAN SOUTH OF 107	401	71												

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost/Man. $	E.C.F.	Floor Area	$/Sq. Ft.	ECF Area	Dev. by Mean(%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-402-020-00	138 ORCHARD AVE	08/10/23	$290,000	WD	16-MULTI PARCEL ARM'S LENGTH	$290,000	$140,000	48.28	$423,538	$209,975	$80,025	$54,583	#####	964	$83.01	00004	0.0000	1 STORY		$207,815	No	/ /	02-402-019-00, 02-402-006-00, 02-402-021-00	NORTH SHORE DRIVE	401	46												
		Totals:	$290,000				$140,000		$423,538		$80,025				$83.01		0.0000																					
							Sale. Ratio =>	48.28				E.C.F. =>	#####		Std. Deviation=>		#DIV/0!																					
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	#####		Ave. Variance=>		0.0000	Coefficient of Var=>																				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-504-001-00	7326 101ST ST	10/09/23	$310,000	WD	03-ARM'S LENGTH	$310,000	$79,490	25.61	$295,060	$125,078	$184,922	$99,636	1.856	1,144	$161.65	LAVGD	0.0000	DOUBLE WIDE		$125,078	No	/ /		LAKEVIEW GARDENS SUBDIVISION	401	70												
		Totals:	$310,000			$310,000	$79,490		$295,060		$184,922				$161.65		0.0000																					
							Sale. Ratio =>	25.61				E.C.F. =>	1.856		Std. Deviation=>	#DIV/0!																						
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.856		Ave. Variance=>	0.0000	Coefficient of Var=>	0																			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale
02-525-007-00	7205 POINT BETSIE DR	06/29/22	$710,000	WD	03-ARM'S LENGTH	$710,000	$459,400	64.70
02-525-015-00	7186 POINT BETSIE DR	08/22/23	$518,000	WD	03-ARM'S LENGTH	$518,000	$121,000	23.36
02-525-016-00	7180 POINT BETSIE DR	11/03/23	$560,000	WD	03-ARM'S LENGTH	$560,000	$45,200	8.07
02-525-021-00	7187 POINT BETSIE DR	10/16/23	$495,045	WD	03-ARM'S LENGTH	$495,045	$29,800	6.02
		Totals:	**$2,283,045**			**$2,283,045**	**$655,400**	
							Sale. Ratio =>	**28.71**
							Std. Dev. =>	**27.23**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)
$505,247	$93,115	$616,885	$328,579	1.877	3,084	$200.03	525	28.2243
$490,289	$80,157	$437,843	$326,985	1.339	2,482	$176.41	525	25.6157
$450,895	$83,493	$476,507	$292,917	1.627	1,692	$281.62	525	3.1573
$414,895	$59,970	$435,075	$282,970	1.538	1,692	$257.14	525	5.7658
$1,861,326		**$1,966,310**	**$1,231,451**			**$228.80**		**0.1553**
			E.C.F. =>	**1.597**		**Std. Deviation=>**	**0.22330746**	
			Ave. E.C.F. =>	**1.595**		**Ave. Variance=>**	**15.6908**	**Coefficient of Var=>**

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
2 STORY		$86,241	No	/ /		LIGHTHOUSE ESTATES	401
1 STORY		$67,560	No	/ /		LIGHTHOUSE ESTATES	401
1 STORY		$82,136	No	/ /		LIGHTHOUSE ESTATES	402
1 STORY		$54,138	No	/ /		LIGHTHOUSE ESTATES	401

9.836306817

Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View
68							
97							
98							
98							

Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Aud. when Sold	Aud/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Sq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Degr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-224-014-00	10ST ORCHARD AVE	06/08/23	$410,000	WD	03-ARM'S LENG'TH	$410,000	$199,000	48.54	$413,206	$43,197	$366,603	$195,047	1.880	2,176	$168.48	EHLLY	4.3445	BI-LEVEL	DOUBLE WIDE	$40,625	No	/ /		EAST HOLLYWOOD	401	75													
02-304-001-00	7326 10ST ST	10/09/23	$310,000	WD	03-ARM'S LENG'TH	$310,000	$79,400	25.61	$295,860	$125,078	$184,922	$99,638	1.856	1,144	$161.65	LKVGD	1.9825	DOUBLE WIDE		$125,078	No	/ /		LAKEVIEW GARDENS SUBDIVISION	401	70													
02-560-001-00	7227 LONGFELLOW DR	11/03/23	$395,000	WD	03-ARM'S LENG'TH	$395,000	$233,300	59.06	$426,239	$62,083	$332,917	$191,863	1.735	1,872	$177.84	MTFLC	10.0937	1 1/2 STORY		$62,083	No	/ /		MOUNT PLEASANT EAST CONDO	401	74													
02-775-002-00	38 LINCOLN	04/28/23	$777,500	WD	03-ARM'S LENG'TH	$777,500	$355,200	45.68	$796,021	$118,124	$659,376	$351,895	1.874	2,068	$321.96	WHWNG	3.7687	1 1/4 STORY		$107,305	No	/ /		WEST WING SUBDIVISION	401	70													
		Totals:	$1,892,500			$1,892,500	$866,900		$1,931,326		$1,543,616	$838,443			$207.46		6.9174																						
							Sale. Ratio =>	45.81				E.C.F. =>	1.841		Std. Deviation=>	0.060038																						
							Std. Dev. =>	13.98				Ave. E.C.F. =>	1.836		Ave. Variance=>	5.0469	Coefficient of Var=>	2.741661972																					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Degr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-543-006-00	6431 LAKESHORE DR	06/17/22	$690,000	WD	03-ARM'S LENGTH	$690,000	$227,500	32.97	$640,764	$222,750	$467,250	$161,381	2.895	1,120	$417.19	MIAMW	38.5369	1 STORY		$222,750	No	/ /		MIAMI PARK WEST OF BLUE STAR	401	79												
02-544-014-00	7233 LAKEVIEW AVE	08/02/22	$690,000	WD	03-ARM'S LENGTH	$690,000	$228,000	33.04	$646,105	$48,188	$641,900	$230,876	2.780	1,872	$342.90	MIAMW	27.0407	1 STORY		$43,470	No	/ /		MIAMI PARK WEST OF BLUE STAR	401	87												
02-549-001-02	7298 ATLANTIC	03/31/23	$1,250,000	WD	03-ARM'S LENGTH	$1,250,000	$481,800	38.54	$1,339,881	$257,455	$992,545	$417,889	2.375	2,835	$350.10	MIAMW	13.4835	1 STORY		$257,455	No	/ /		MIAMI PARK WEST OF BLUE STAR	401	88												
02-549-009-01	7264 ATLANTIC AVE	08/25/23	$1,075,000	WD	03-ARM'S LENGTH	$1,075,000	$431,900	40.18	$900,908	$49,676	$1,025,324	$328,633	3.120	2,736	$374.75	MIAMW	61.0025	2 STORY		$43,470	No	/ /		MIAMI PARK WEST OF BLUE STAR	401	83												
02-549-011-00	7262 ATLANTIC AVE	04/18/22	$787,500	WD	03-ARM'S LENGTH	$787,500	$298,800	38.93	$812,321	$75,020	$712,480	$288,223	2.472	1,558	$457.30	MIAMW	3.7970	1 1/4 STORY		$65,205	No	/ /	02-549-014-00	MIAMI PARK WEST OF BLUE STAR	1	86												
02-549-011-01	7262 ATLANTIC AVE	04/18/22	$787,500	WD	03-ARM'S LENGTH	$787,500	$17,100	2.17	$693,087	$116,490	$669,010	$288,223	2.321	1,558	$429.40	MIAMW	18.8731	1 1/4 STORY		$108,675	No	/ /	02-549-014-00	MIAMI PARK WEST OF BLUE STAR	401	86												
02-551-038-00	7203 MIAMI AVE	03/31/23	$425,000	WD	03-ARM'S LENGTH	$425,000	$14,600	3.44	$473,844	$34,992	$390,008	$169,426	2.302	1,512	$257.94	MIAMW	20.8012	1 STORY		$34,992	No	/ /		MIAMI PARK WEST OF BLUE STAR	401	97												
02-553-013-00	7236 MIAMI AVE	04/17/23	$555,000	WD	03-ARM'S LENGTH	$555,000	$382,800	65.39	$766,014	$67,997	$487,003	$267,165	1.823	2,240	$217.41	MIAMW	68.7090	1 STORY		$65,205	No	/ /		MIAMI PARK WEST OF BLUE STAR	401	82												
02-557-032-00	7209 PACIFIC AVE	11/07/23	$512,000	WD	03-ARM'S LENGTH	$512,000	$248,073	48.45	$517,368	$17,275	$494,725	$193,069	2.562	1,380	$358.50	MIAMW	5.2475	1 STORY		$9,923	No	/ /		MIAMI PARK WEST OF BLUE STAR	401	97												
02-558-008-00	7262 PACIFIC AVE	07/28/22	$627,262	WD	03-ARM'S LENGTH	$627,262	$250,400	39.92	$707,661	$73,269	$553,993	$244,918	2.262	1,260	$439.68	MIAMW	24.7901	1 1/2 STORY		$65,205	No	/ /		MIAMI PARK WEST OF BLUE STAR	401	90												
02-558-027-00	7242 PACIFIC	10/20/23	$680,000	WD	03-ARM'S LENGTH	$680,000	$274,600	40.38	$654,846	$45,791	$639,209	$227,066	2.696	1,344	$475.60	MIAMW	18.6384	2 STORY		$34,029	No	/ /		MIAMI PARK WEST OF BLUE STAR	401	96												
		Totals:	**$8,079,262**			**$8,079,262**	**$2,827,573**		**$8,346,799**		**$7,073,447**	**$2,826,865**			**$374.62**		**0.7721**																					
							Sale. Ratio =>	**35.00**				**E.C.F. =>**	**2.502**		**Std. Deviation=>**	**0.35543935**		**Coefficient of Var=>**	**10.89961776**																			
							Std. Dev. =>	**18.11**				**Ave. E.C.F. =>**	**2.510**		**Ave. Variance=>**	**27.3574**																						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale
02-560-001-00	7227 LONGFELLOW DR	11/03/23	$395,000	WD	03-ARM'S LENGTH	$395,000	$233,300	59.06
		Totals:	**$395,000**			**$395,000**	**$233,300**	
							Sale. Ratio =>	**59.06**
							Std. Dev. =>	**#DIV/0!**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)
$426,239	$62,083	$332,917	$191,863	1.735	1,872	$177.84	MTPLC	0.0000
$426,239		**$332,917**	**$191,863**			**$177.84**		**0.0000**
			E.C.F. =>	**1.735**		**Std. Deviation=>**	**#DIV/0!**	
			Ave. E.C.F. =>	**1.735**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
1 1/2 STORY		$62,083	No	/ /		MOUNT PLEASANT EAST CONDO	401

0

Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View
74							

Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold
02-570-109-00	7276 LINCOLN ST	05/27/22	$465,000	WD	03-ARM'S LENGTH	$465,000	$98,100
02-790-037-00	7249 B ST	11/03/23	$323,000	WD	19-MULTI PARCEL ARM'S LENGTH	$323,000	$84,400
		Totals:	**$788,000**			**$788,000**	**$182,500**
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area
21.10	$455,042	$58,229	$406,771	$119,626	3.400	1,032	$394.16	MTPST
26.13	$285,124	$73,006	$249,994	$70,241	3.559	868	$288.01	MTPST
	$740,166		**$656,765**	**$189,867**			**$341.08**	
23.16				**E.C.F. =>**	**3.459**		**Std. Deviation=>**	**0.11225611**
3.56				**Ave. E.C.F. =>**	**3.480**		**Ave. Variance=>**	**7.9377**

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
7.9377	1 STORY		$58,229	No	/ /		MT. PLEASANT
7.9377	1 STORY		$70,613	No	/ /	02-790-036-00	MT. PLEASANT
2.0646							

Coefficient of Var=> **2.281125018**

Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes
401	66						
401	55						

Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Aud. when Sold	Aud/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Sq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Degr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-224-014-00	10ST ORCHARD AVE	06/08/23	$410,000	WD	03-ARM'S LENG'TH	$410,000	$199,000	48.54	$413,206	$43,197	$366,603	$195,047	1.880	2,176	$168.48	EHLLY	4.3445	BI-LEVEL	DOUBLE WIDE	$40,625	No	/ /		EAST HOLLYWOOD	401	75													
02-304-001-00	7326 10ST ST	10/09/23	$310,000	WD	03-ARM'S LENG'TH	$310,000	$79,400	25.61	$295,860	$125,078	$184,922	$99,638	1.856	1,144	$161.65	LKVGD	1.9825	DOUBLE WIDE		$125,078	No	/ /		LAKEVIEW GARDENS SUBDIVISION	401	70													
02-560-001-00	7227 LONGFELLOW DR	11/03/23	$395,000	WD	03-ARM'S LENG'TH	$395,000	$233,300	59.06	$426,239	$62,083	$332,917	$191,863	1.735	1,872	$177.84	MTFLC	10.0937	1 1/2 STORY		$62,083	No	/ /		MOUNT PLEASANT EAST CONDO	401	74													
02-775-002-00	38 LINCOLN	04/28/23	$777,500	WD	03-ARM'S LENG'TH	$777,500	$355,200	45.68	$796,021	$118,124	$659,376	$351,895	1.874	2,068	$321.96	WHWNG	3.7687	1 1/4 STORY		$107,305	No	/ /		WEST WING SUBDIVISION	401	70													
		Totals:	$1,892,500			$1,892,500	$866,900		$1,931,326		$1,543,616	$838,443			$207.46		6.9174																						
							Sale. Ratio =>	45.81				E.C.F. =>	1.841		Std. Deviation=>	0.060038																						
							Std. Dev. =>	13.98				Ave. E.C.F. =>	1.836		Ave. Variance=>	5.0469	Coefficient of Var=>	2.741661972																					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-595-005-00	7363 NORTH SHORE DR #5	07/01/22	$152,000	WD	03-ARM'S LENGTH	$152,000	$13,100	8.82	$28,162	$0	$152,000	$28,162	5.397	604	$251.49	0595M	68.7134			$0	No	/ /			407	0												
02-595-006-00	7363 NORTH SHORE DR	06/17/22	$135,800	WD	03-ARM'S LENGTH	$135,800	$19,900	14.65	$46,479	$15,501	$120,299	$30,978	3.883	665	$180.94	0595M	226.1109	1 STORY		$0	No	/ /			407	90												
02-595-007-00	7363 NORTH SHORE DR	07/01/22	$150,000	WD	03-ARM'S LENGTH	$150,000	$13,100	8.73	$28,162	$0	$150,000	$28,162	5.326	604	$248.18	0595M	75.8152			$0	No	/ /			407	0												
02-595-007-00	7363 NORTH SHORE DR	03/15/24	$165,000	WD	03-ARM'S LENGTH	$165,000	$13,900	8.42	$28,162	$0	$165,000	$28,162	5.859	604	$273.00	0595M	22.5519			$0	No	/ /			407	0												
02-595-014-00	7374 NORTH SHORE DRVE #14	06/16/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$17,500	7.00	$35,326	$0	$250,000	$35,326	7.077	758	$329.75	0595M	99.2463			$0	No	/ /			407	0												
02-595-016-00	7374 NORTH SHORE DR #16	09/29/23	$269,600	WD	03-ARM'S LENGTH	$269,600	$17,500	6.49	$35,326	$0	$269,600	$35,326	7.632	758	$355.60	0595M	154.7295			$0	No	/ /			407	0												
02-595-017-00	7374 NORTH SHORE	11/29/23	$262,000	WD	03-ARM'S LENGTH	$262,000	$17,500	6.68	$35,326	$0	$262,000	$35,326	7.417	758	$345.57	0595M	133.2156			$0	No	/ /			407	0												
		Totals:	**$1,364,400**			**$1,364,400**	**$112,500**		**$236,943**		**$1,368,899**	**$221,442**			**$193.50**		**9.7272**																					
							Sale. Ratio=>	**8.13**				**E.C.F. =>**	**6.182**		**Std. Deviation=>**	**1.35993623**																					
							Std. Dev. =>	**2.81**				**Ave. E.C.F. =>**	**6.084**		**Ave. Variance=>**	**110.6261**	**Coefficient of Var=>**	**18.18109096**																			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Aud. when Sold	Aud/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Sq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Degr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-224-014-00	10ST ORCHARD AVE	06/08/23	$410,000	WD	03-ARM'S LENG'TH	$410,000	$199,000	48.54	$413,206	$43,197	$366,603	$195,047	1.880	2,176	$168.48	EHLLY	4.3445	BI-LEVEL	DOUBLE WIDE	$40,625	No	/ /		EAST HOLLYWOOD	401	75													
02-304-001-00	7326 10ST ST	10/09/23	$310,000	WD	03-ARM'S LENG'TH	$310,000	$79,400	25.61	$295,860	$125,078	$184,922	$99,638	1.856	1,144	$161.65	LKVGD	1.9825	DOUBLE WIDE		$125,078	No	/ /		LAKEVIEW GARDENS SUBDIVISION	401	70													
02-560-001-00	7227 LONGFELLOW DR	11/03/23	$395,000	WD	03-ARM'S LENG'TH	$395,000	$233,300	59.06	$426,239	$62,083	$332,917	$191,863	1.735	1,872	$177.84	MTFLC	10.0937	1 1/2 STORY		$62,083	No	/ /		MOUNT PLEASANT EAST CONDO	401	74													
02-775-002-00	38 LINCOLN	04/28/23	$777,500	WD	03-ARM'S LENG'TH	$777,500	$355,200	45.68	$796,021	$118,124	$659,376	$351,895	1.874	2,068	$321.96	WHWNG	3.7687	1 1/4 STORY		$107,305	No	/ /		WEST WING SUBDIVISION	401	70													
		Totals:	$1,892,500			$1,892,500	$866,900		$1,931,326		$1,543,616	$838,443			$207.46		6.9174																						
							Sale. Ratio =>	45.81				E.C.F. =>	1.841		Std. Deviation=>	0.060038																						
							Std. Dev. =>	13.98				Ave. E.C.F. =>	1.836		Ave. Variance=>	5.0469	Coefficient of Var=>	2.741661972																					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Aud. when Sold	Aud/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Sq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Degr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-224-014-00	10ST ORCHARD AVE	06/08/23	$410,000	WD	03-ARM'S LENG'TH	$410,000	$199,000	48.54	$413,206	$43,197	$366,603	$195,047	1.880	2,176	$168.48	EHLLY	4.3445	BI-LEVEL	DOUBLE WIDE	$40,625	No	/ /		EAST HOLLYWOOD	401	75													
02-304-001-00	7326 10ST ST	10/09/23	$310,000	WD	03-ARM'S LENG'TH	$310,000	$79,400	25.61	$295,860	$125,078	$184,922	$99,638	1.856	1,144	$161.65	LKVGD	1.9825	DOUBLE WIDE		$125,078	No	/ /		LAKEVIEW GARDENS SUBDIVISION	401	70													
02-560-001-00	7227 LONGFELLOW DR	11/03/23	$395,000	WD	03-ARM'S LENG'TH	$395,000	$233,300	59.06	$426,239	$62,083	$332,917	$191,863	1.735	1,872	$177.84	MTFLC	10.0937	1 1/2 STORY		$62,083	No	/ /		MOUNT PLEASANT EAST CONDO	401	74													
02-775-002-00	38 LINCOLN	04/28/23	$777,500	WD	03-ARM'S LENG'TH	$777,500	$355,200	45.68	$796,021	$118,124	$659,376	$351,895	1.874	2,068	$321.96	WHWNG	3.7687	1 1/4 STORY		$107,305	No	/ /		WEST WING SUBDIVISION	401	70													
		Totals:	$1,892,500			$1,892,500	$866,900		$1,931,326		$1,543,616	$838,443			$207.46		6.9174																						
							Sale. Ratio =>	45.81				E.C.F. =>	1.841		Std. Deviation=>	0.060038																						
							Std. Dev. =>	13.98				Ave. E.C.F. =>	1.836		Ave. Variance=>	5.0469	Coefficient of Var=>	2.741661972																					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man.$	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
02-009-007-00	6643 109TH AVE	09/13/22	$113,000	WD	03-ARM'S LENGTH	$113,000	$59,000	52.21	$195,037	$67,803	$45,197	$87,266	0.518	1,696	$26.65	EAST	#REF!	DOUBLE WIDE		$56,737	No	/ /		RRES EAST OF BLUE STAR HWY	401	47
02-028-012-00	6777 103RD AVE	07/01/22	$134,900	LC	03-ARM'S LENGTH	$134,900	$80,900	59.97	$308,972	$44,004	$90,896	$139,604	0.651	2,240	$40.58	EAST	98.9528	1 STORY		$43,000	No	/ /		RRES EAST OF BLUE STAR HWY	401	56
02-027-012-20	272 65TH ST	12/08/23	$182,000	WD	03-ARM'S LENGTH	$182,000	$105,200	57.80	$264,618	$77,813	$104,187	$128,146	0.813	2,106	$49.47	EAST	101.4619	1 1/2 STORY		$63,000	No	/ /		RRES EAST OF BLUE STAR HWY	401	47
02-028-012-00	6777 103RD AVE	08/09/23	$159,500	WD	03-ARM'S LENGTH	$159,500	$94,700	59.37	$308,972	$44,004	$115,496	$139,604	0.827	2,240	$51.56	EAST	82.3170	1 STORY		$43,000	No	/ /		RRES EAST OF BLUE STAR HWY	401	56
02-002-001-00	6343 111TH AVE	07/21/22	$305,000	WD	03-ARM'S LENGTH	$305,000	$138,000	45.25	$405,692	$124,470	$180,530	$192,916	0.936	1,224	$147.49	EAST	93.5798	1 STORY		$117,005	No	/ /		RRES EAST OF BLUE STAR HWY	401	77
02-005-004-10	6905 111TH AVE	02/27/23	$221,900	WD	03-ARM'S LENGTH	$221,900	$94,800	42.72	$296,024	$32,200	$189,700	$180,981	1.048	1,768	$107.30	EAST	104.8178	MODULAR		$32,200	No	/ /		RRES EAST OF BLUE STAR HWY	401	74
02-250-018-00	225 68TH ST	10/16/23	$115,001	WD	03-ARM'S LENGTH	$115,001	$43,800	38.09	$140,229	$41,040	$73,961	$68,031	1.087	1,456	$50.80	EAST	14.3994	DOUBLE WIDE		$41,040	No	/ /		RRES EAST OF BLUE STAR HWY	401	49
02-005-023-11	1008 68TH ST	09/22/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$92,200	47.28	$243,271	$40,094	$154,906	$139,378	1.111	1,581	$97.98	EAST	111.1413	1 1/2 STORY		$35,740	No	/ /		RRES EAST OF BLUE STAR HWY	401	57
02-027-011-10	343 66TH ST	12/30/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$98,500	39.40	$304,474	$41,223	$208,777	$180,588	1.156	1,512	$138.08	EAST	120.4645	TRI-LEVEL		$39,080	No	/ /		RRES EAST OF BLUE STAR HWY	401	76
02-033-029-10	87 67TH ST	08/30/22	$400,000	WD	03-ARM'S LENGTH	$400,000	$152,800	38.20	$458,532	$81,961	$318,039	$258,324	1.231	1,865	$170.53	EAST	40.9465	1 STORY		$80,133	No	/ /		RRES EAST OF BLUE STAR HWY	401	77
02-035-015-10	6247 BASELINE RD	05/10/22	$173,950	WD	03-ARM'S LENGTH	$173,950	$60,900	35.01	$186,125	$91,028	$82,922	$65,224	1.271	1,716	$48.32	EAST	36.9291	DOUBLE WIDE		$83,033	No	/ /		RRES EAST OF BLUE STAR HWY	401	49
02-020-014-30	406 68TH ST	07/01/22	$241,000	WD	03-ARM'S LENGTH	$241,000	$14,300	5.93	$266,697	$43,000	$198,000	$153,454	1.290	974	$203.29	EAST	16.2975	1 STORY		$43,000	No	/ /		RRES EAST OF BLUE STAR HWY	401	95
02-009-012-10	911 68TH ST	03/27/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$137,200	34.30	$401,276	$127,015	$272,985	$188,140	1.451	1,680	$162.49	EAST	145.0964	1 1/4 STORY		$57,400	No	/ /		RRES EAST OF BLUE STAR HWY	401	72
02-030-024-00	7021 103RD AVE	09/30/22	$345,000	WD	03-ARM'S LENGTH	$345,000	$119,300	34.58	$344,321	$146,611	$198,389	$135,627	1.463	1,872	$105.98	EAST	79.3128	2 STORY		$118,217	No	/ /		RRES EAST OF BLUE STAR HWY	401	57
02-010-009-01	925 66TH ST	08/05/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$0	0.00	$298,072	$35,244	$264,756	$180,298	1.468	2,102	$125.95	EAST	146.8439	1 1/2 STORY		$35,244	No	/ /		RRES EAST OF BLUE STAR HWY	401	55
02-086-062-00	7291 BASELINE RD	01/10/24	$120,000	WD	03-ARM'S LENGTH	$120,000	$38,300	31.92	$118,577	$52,850	$67,150	$45,080	1.490	924	$72.67	EAST	15.1061	SINGLE WIDE		$52,850	No	/ /		RRES EAST OF BLUE STAR HWY	401	47
02-022-014-10	435 66TH AT	06/28/23	$335,000	WD	03-ARM'S LENGTH	$335,000	$143,900	42.96	$327,527	$52,948	$282,052	$188,359	1.497	2,900	$97.26	EAST	149.7420	1 STORY		$50,560	No	/ /		RRES EAST OF BLUE STAR HWY	401	64
02-027-012-30	296 65TH ST	04/28/23	$650,000	WD	03-ARM'S LENGTH	$650,000	$249,300	38.35	$633,764	$82,964	$567,036	$377,844	1.501	2,300	$246.54	EAST	4.7453	1 STORY		$82,964	No	/ /		RRES EAST OF BLUE STAR HWY	401	83
02-006-006-10	1173 BLUE STAR HWY	06/16/23	$510,000	WD	03-ARM'S LENGTH	$510,000	$192,300	37.71	$478,238	$98,998	$411,002	$260,155	1.580	3,496	$117.56	EAST	157.9835	2 STORY		$61,600	No	/ /		RRES EAST OF BLUE STAR HWY	401	62
02-022-016-00	451 66TH ST	08/23/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$60,600	29.56	$187,160	$44,735	$160,265	$97,685	1.641	1,456	$110.07	EAST	164.0627	DOUBLE WIDE		$43,000	No	/ /		RRES EAST OF BLUE STAR HWY	401	51
02-086-002-10	7241 101ST AVE	11/06/22	$393,000	WD	03-ARM'S LENGTH	$393,000	$118,900	30.25	$354,464	$63,000	$330,000	$199,942	1.650	1,570	$210.19	EAST	38.5992	1 STORY		$63,000	No	/ /		RRES EAST OF BLUE STAR HWY	401	77
02-005-022-00	6854 111TH AVE	04/26/23	$326,500	WD	03-ARM'S LENGTH	$326,500	$119,700	36.66	$283,953	$96,167	$230,333	$128,819	1.788	1,782	$129.26	EAST	178.8030	2 STORY		$61,023	No	/ /		RRES EAST OF BLUE STAR HWY	401	53
02-086-002-00	174 72ND	07/20/23	$600,000	WD	03-ARM'S LENGTH	$600,000	$195,500	32.58	$496,796	$90,081	$509,919	$279,003	1.828	2,146	$237.61	EAST	53.3094	1 STORY		$83,227	No	/ /		RRES EAST OF BLUE STAR HWY	1	67
02-015-028-11	6472 107TH AVE	09/07/23	$625,000	WD	03-ARM'S LENGTH	$625,000	$0	0.00	$509,115	$113,205	$511,795	$271,591	1.884	2,588	$197.76	EAST	188.4436	2 STORY		$100,848	No	/ /		RRES EAST OF BLUE STAR HWY	401	68
02-033-003-01	176 66TH ST	07/19/22	$209,000	WD	03-ARM'S LENGTH	$209,000	$50,600	24.21	$164,233	$43,840	$165,160	$82,574	2.000	1,716	$96.25	EAST	53.7307	DOUBLE WIDE		$43,840	No	/ /		RRES EAST OF BLUE STAR HWY	401	47
02-018-007-10	7043 107TH AVE	05/17/23	$280,000	WD	03-ARM'S LENGTH	$280,000	$70,000	25.00	$214,209	$40,738	$239,262	$118,999	2.011	1,044	$229.18	EAST	201.0614	1 STORY		$36,920	No	/ /		RRES EAST OF BLUE STAR HWY	401	72
02-033-003-01	176 66TH ST	12/28/22	$212,000	WD	03-ARM'S LENGTH	$212,000	$50,600	23.87	$164,233	$43,840	$168,160	$82,574	2.036	1,716	$98.00	EAST	203.6475	DOUBLE WIDE		$43,840	No	/ /		RRES EAST OF BLUE STAR HWY	401	47
02-029-021-00	215 70TH ST	06/13/22	$278,000	WD	03-ARM'S LENGTH	$278,000	$75,200	27.05	$221,608	$80,310	$197,690	$96,929	2.040	1,408	$140.40	EAST	203.9532	1 STORY		$70,520	No	/ /		RRES EAST OF BLUE STAR HWY	401	47
02-010-016-00	802 64TH ST	10/24/22	$260,000	WD	03-ARM'S LENGTH	$260,000	$58,600	22.54	$183,225	$43,000	$217,000	$96,193	2.256	1,036	$209.46	EAST	225.5881	1 1/2 STORY		$43,000	No	/ /		RRES EAST OF BLUE STAR HWY	401	57
02-033-023-41	46 67TH ST	09/28/23	$249,000	WD	03-ARM'S LENGTH	$249,000	$55,400	22.25	$173,247	$50,900	$198,100	$83,914	2.361	1,560	$126.99	EAST	236.0743	DOUBLE WIDE		$50,900	No	/ /		RRES EAST OF BLUE STAR HWY	401	47
		Totals:	**$8,788,751**			**$8,788,751**	**$2,770,500**		**$8,932,661**		**$6,753,665**	**$4,647,241**			**$128.19**		**0.9574**									
							Sale. Ratio =>	**31.52**				**E.C.F. =>**	**1.453**		**Std. Deviation=>**	**0.473163519**										
							Std. Dev. =>	**14.99**				**Ave. E.C.F. =>**	**1.463**		**Ave. Variance=>**	**#REF!**	**Coefficient of Var=>**	**#REF!**								

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02-224-014-00	10ST ORCHARD AVE	06/08/23	$410,000	WD	03-ARM'S LENG'TH	$410,000	$199,000	48.54	$413,206	$43,197	$366,603	$195,047	1.880	2,176	$168.48	EHLLY	4.3445	BI-LEVEL	DOUBLE WIDE	$40,625	No	/ /		EAST HOLLYWOOD	401	75													
02-304-001-00	7326 10ST ST	10/09/23	$310,000	WD	03-ARM'S LENG'TH	$310,000	$79,400	25.61	$295,860	$125,078	$184,922	$99,638	1.856	1,144	$161.65	LKVGD	1.9825	DOUBLE WIDE		$125,078	No	/ /		LAKEVIEW GARDENS SUBDIVISION	401	70													
02-560-001-00	7227 LONGFELLOW DR	11/03/23	$395,000	WD	03-ARM'S LENG'TH	$395,000	$233,300	59.06	$426,239	$62,083	$332,917	$191,863	1.735	1,872	$177.84	MTFLC	10.0937	1 1/2 STORY		$62,083	No	/ /		MOUNT PLEASANT EAST CONDO	401	74													
02-775-002-00	38 LINCOLN	04/28/23	$777,500	WD	03-ARM'S LENG'TH	$777,500	$355,200	45.68	$796,021	$118,124	$659,376	$351,895	1.874	2,068	$321.96	WHWNG	3.7687	1 1/4 STORY		$107,305	No	/ /		WEST WING SUBDIVISION	401	70													
		Totals:	$1,892,500			$1,892,500	$866,900		$1,931,326		$1,543,616	$838,443			$207.46		6.9174																						
							Sale. Ratio =>	45.81				E.C.F. =>	1.841		Std. Deviation=>	0.060038																						
							Std. Dev. =>	13.98				Ave. E.C.F. =>	1.836		Ave. Variance=>	5.0469	Coefficient of Var=>	2.741661972																					

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02-224-014-00	10ST ORCHARD AVE	06/08/23	$410,000	WD	03-ARM'S LENG'TH	$410,000	$199,000	48.54	$413,206	$43,197	$366,603	$195,047	1.880	2,176	$168.48	EHLLY	4.3445	BI-LEVEL	DOUBLE WIDE	$40,625	No	/ /		EAST HOLLYWOOD	401	75													
02-304-001-00	7326 10ST ST	10/09/23	$310,000	WD	03-ARM'S LENG'TH	$310,000	$79,400	25.61	$295,860	$125,078	$184,922	$99,638	1.856	1,144	$161.65	LKVGD	1.9825	DOUBLE WIDE		$125,078	No	/ /		LAKEVIEW GARDENS SUBDIVISION	401	70													
02-560-001-00	7227 LONGFELLOW DR	11/03/23	$395,000	WD	03-ARM'S LENG'TH	$395,000	$233,300	59.06	$426,239	$62,083	$332,917	$191,863	1.735	1,872	$177.84	MTFLC	10.0937	1 1/2 STORY		$62,083	No	/ /		MOUNT PLEASANT EAST CONDO	401	74													
02-775-002-00	38 LINCOLN	04/28/23	$777,500	WD	03-ARM'S LENG'TH	$777,500	$355,200	45.68	$796,021	$118,124	$659,376	$351,895	1.874	2,068	$321.96	WHWNG	3.7687	1 1/4 STORY		$107,305	No	/ /		WEST WING SUBDIVISION	401	70													
		Totals:	$1,892,500			$1,892,500	$866,900		$1,931,326		$1,543,616	$838,443			$207.46		6.9174																						
							Sale. Ratio =>	45.81				E.C.F. =>	1.841		Std. Deviation=>	0.060038																						
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02-224-014-00	10ST ORCHARD AVE	06/08/23	$410,000	WD	03-ARM'S LENG'TH	$410,000	$199,000	48.54	$413,206	$43,197	$366,603	$195,047	1.880	2,176	$168.48	EHLLY	4.3445	BI-LEVEL	DOUBLE WIDE	$40,625	No	/ /		EAST HOLLYWOOD	401	75													
02-304-001-00	7326 10ST ST	10/09/23	$310,000	WD	03-ARM'S LENG'TH	$310,000	$79,400	25.61	$295,860	$125,078	$184,922	$99,638	1.856	1,144	$161.65	LKVGD	1.9825	DOUBLE WIDE		$125,078	No	/ /		LAKEVIEW GARDENS SUBDIVISION	401	70													
02-560-001-00	7227 LONGFELLOW DR	11/03/23	$395,000	WD	03-ARM'S LENG'TH	$395,000	$233,300	59.06	$426,239	$62,083	$332,917	$191,863	1.735	1,872	$177.84	MTFLC	10.0937	1 1/2 STORY		$62,083	No	/ /		MOUNT PLEASANT EAST CONDO	401	74													
02-775-002-00	38 LINCOLN	04/28/23	$777,500	WD	03-ARM'S LENG'TH	$777,500	$355,200	45.68	$796,021	$118,124	$659,376	$351,895	1.874	2,068	$321.96	WHWNG	3.7687	1 1/4 STORY		$107,305	No	/ /		WEST WING SUBDIVISION	401	70													
		Totals:	$1,892,500			$1,892,500	$866,900		$1,931,326		$1,543,616	$838,443			$207.46		6.9174																						
							Sale. Ratio =>	45.81				E.C.F. =>	1.841		Std. Deviation=>	0.060038																						
							Std. Dev. =>	13.98				Ave. E.C.F. =>	1.836		Ave. Variance=>	5.0469	Coefficient of Var=>	2.741661972																					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
02-780-003-00	7153 WINDCLIFF DR	11/30/22	$1,156,000	WD	03-ARM'S LENGTH	$1,156,000	$332,900	28.80	$1,034,852	$144,020	$1,011,980	$519,224	1.949	3,456	$292.82	WNCLF	18.4682	1 STORY		$144,020	No	/ /		WINDCLIFF SHORES SUBDIVISION	401	93												
02-780-004-00	7159 WINDCLIFF DR	08/14/23	$1,400,000	WD	03-ARM'S LENGTH	$1,400,000	$711,200	52.22	$1,506,925	$165,269	$1,234,731	$781,644	1.580	4,549	$271.43	WNCLF	18.4682	1 1/2 STORY		$144,020	No	/ /		WINDCLIFF SHORES SUBDIVISION	401	94												
		Totals:	**$2,556,000**			**$2,556,000**	**$1,044,100**		**$2,541,187**		**$2,246,711**	**$1,300,868**			**$282.12**		**3.7255**																					
							Sale. Ratio =>	**41.63**				**E.C.F. =>**	**1.727**		**Std. Deviation=>**	**0.36118**																						
							Std. Dev. =>	**16.57**				**Ave. E.C.F. =>**	**1.764**		**Ave. Variance=>**	**18.4682**	**Coefficient of Var=>**	**10.46750038**																			