

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
019-280-003-00	115 MAPLE DR	7/31/2023	\$107,000	WD	03-ARM'S LENGTH	\$107,000
019-280-001-10	117 MAPLE AVE	1/10/2025	\$180,000	WD	03-ARM'S LENGTH	\$180,000
019-290-064-00	1119 HOLLY DR	3/8/2024	\$196,000	PTA	03-ARM'S LENGTH	\$196,000
019-280-012-00	151 BEECHWOOD DR	1/22/2025	\$242,000	WD	03-ARM'S LENGTH	\$242,000
019-290-083-50	1119 WILLOW DR	10/2/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000
046-600-009-00	216 S SHORE DR	6/3/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000
046-600-011-00	214 S SHORE DR	7/24/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000
019-290-115-00	SUMAC DR	6/27/2023	\$409,000	WD	03-ARM'S LENGTH	\$409,000
019-480-031-00	401 NELSON DR	7/14/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000
Totals:			\$2,749,000			\$2,749,000

NEVINS & OTHER LAKES ECF 1.487 CALCULATED AND APPLIED

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$48,100	44.95	\$96,107	\$4,300	\$102,700	\$62,453	1.644	720
\$73,400	40.78	\$146,710	\$31,437	\$148,563	\$78,417	1.895	1,014
\$92,600	47.24	\$185,244	\$32,914	\$163,086	\$103,625	1.574	1,132
\$88,400	36.53	\$176,724	\$58,924	\$183,076	\$80,136	2.285	740
\$202,900	54.11	\$418,316	\$48,204	\$326,796	\$251,776	1.298	1,680
\$179,800	46.10	\$359,517	\$60,613	\$329,387	\$203,336	1.620	1,696
\$163,600	40.90	\$327,175	\$48,032	\$351,968	\$189,893	1.854	1,452
\$162,300	39.68	\$437,858	\$189,374	\$219,626	\$181,507	1.210	2,379
\$279,000	62.00	\$558,019	\$146,443	\$303,557	\$279,983	1.084	1,560
\$1,290,100		\$2,705,670		\$2,128,759	\$1,431,126		
Sale. Ratio =>	46.93					E.C.F. =>	1.487
Std. Dev. =>	7.96					Ave. E.C.F. =>	1.607

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale
\$142.64	'0003	164.4437	RANCH	\$4,300	
\$146.51	'0003	28.7533	RANCH	\$23,405	
\$144.07	'0003	#REF!	RANCH	\$15,000	
\$247.40	'0003	67.7573	RANCH	\$57,920	
\$194.52	'0003	129.7963	RANCH	\$27,000	
\$194.21	'0004	#REF!	RANCH	\$57,410	
\$242.40	'0004	#REF!	RANCH	\$48,032	
\$92.32	'0003	121.0014		\$166,698	019-290-096-00, 019-290-093-00
\$194.59	'0003	108.4198	RANCH	\$141,961	
\$177.63		11.9521			
Std. Deviation=>	0.37610272				
Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!		

Land Table	Property Class	Building Depr.	Building Occupancy
NEVINS LAKE 019-480	401	45	Single Family
NEVINS LAKE 019-480	401	55	Single Family
NEVINS LAKE 019-480	401	63	Single Family
NEVINS LAKE 019-480	401	62	Single Family
NEVINS LAKE 019-480	401	94	Single Family
OTHER LAKES	401	65	Single Family
OTHER LAKES	401	64	Single Family
NEVINS LAKE 019-480	402	57	Single Family
NEVINS LAKE 019-480	401	91	Single Family
