

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
05-280-026-00	4941 SKYLINE DR	9/22/2023	\$510,000	WD	03-ARM'S LENGTH	\$510,000
05-340-144-00	4840 LAKESIDE DR	2/10/2025	\$219,000	WD	03-ARM'S LENGTH	\$219,000
05-340-152-00	4821 LAKESIDE DR	4/22/2024	\$163,000	WD	03-ARM'S LENGTH	\$163,000
05-400-182-01	4195 RAINBOW LAKE RD	9/9/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000
05-760-026-00	9991 HIGHLAND DR	5/18/2023	\$413,065	WD	03-ARM'S LENGTH	\$413,065
05-760-094-00	9959 WOODLAWN DR	11/3/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000
05-800-129-00	4157 W ROOSEVELT RD	8/19/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000
05-800-158-01	9169 S BUTLER RD	8/2/2024	\$293,000	WD	03-ARM'S LENGTH	\$293,000
05-825-018-00	9724 LAKEVIEW CT	5/24/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000
05-825-022-00	9642 LAKEVIEW CT	6/23/2023	\$460,000	WD	03-ARM'S LENGTH	\$460,000
05-825-025-01	9564 LAKEVIEW COURT	5/24/2023	\$495,000	WD	03-ARM'S LENGTH	\$495,000
05-825-070-00	9671 LAKESIDE DR	5/3/2023	\$455,000	WD	03-ARM'S LENGTH	\$455,000
05-825-162-00	10519 HARDWOOD TRAIL	6/12/2024	\$338,711	WD	03-ARM'S LENGTH	\$338,711
05-825-183-00	10015 LAKESIDE DR	6/14/2023	\$325,655	WD	03-ARM'S LENGTH	\$325,655
05-825-222-00	10285 LAKESIDE DR	9/28/2023	\$325,000	CD	03-ARM'S LENGTH	\$325,000
05-825-243-01	10456 HARDWOOD TRAIL	11/20/2024	\$290,500	WD	03-ARM'S LENGTH	\$290,500
05-825-392-00	4890 CAMPERS TRAIL	4/15/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000
05-825-413-00	5208 ASH CT	9/10/2024	\$416,000	WD	03-ARM'S LENGTH	\$416,000
05-825-433-00	10765 LAKESIDE DR	9/22/2023	\$465,000	WD	03-ARM'S LENGTH	\$465,000
05-825-464-00	11054 LAKESIDE DR	8/23/2024	\$232,000	WD	03-ARM'S LENGTH	\$232,000
05-825-498-00	10985 SUNDOG TRAIL	1/26/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000
05-825-503-00	10838 W LAKESIDE DR	8/3/2023	\$194,200	PTA	03-ARM'S LENGTH	\$194,200
05-825-503-00	10838 W LAKESIDE DR	11/7/2024	\$239,000	WD	03-ARM'S LENGTH	\$239,000
05-825-534-00	11144 SUNDOG TRAIL	5/28/2024	\$329,000	WD	03-ARM'S LENGTH	\$329,000
05-850-545-00	5121 SUNSET DR	10/3/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000
05-850-550-00	5201 SUNSET DR	3/3/2025	\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$275,000
05-850-552-00	5180 RAINBOW LAKE RD	11/27/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000
Totals:			\$8,643,131			\$8,643,131

RAINBOW ECF 1.109 CALCULATED AND APPLIED

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$218,400	42.82	\$456,429	\$126,407	\$383,593	\$333,692	1.150	3,024
\$105,700	48.26	\$206,990	\$17,205	\$201,795	\$178,873	1.128	1,700
\$55,400	33.99	\$108,829	\$14,020	\$148,980	\$89,358	1.667	972
\$67,200	32.78	\$168,826	\$25,365	\$179,635	\$135,213	1.329	960
\$163,600	39.61	\$381,068	\$174,514	\$238,551	\$194,678	1.225	1,656
\$81,000	47.65	\$182,282	\$19,416	\$150,584	\$153,502	0.981	1,560
\$119,600	39.21	\$236,755	\$18,393	\$286,607	\$205,807	1.393	1,512
\$144,800	49.42	\$289,636	\$36,219	\$256,781	\$229,337	1.120	2,232
\$164,500	38.71	\$338,967	\$94,540	\$330,460	\$230,374	1.434	1,404
\$190,900	41.50	\$456,738	\$158,576	\$301,424	\$281,019	1.073	1,824
\$260,400	52.61	\$599,530	\$234,028	\$260,972	\$344,488	0.758	2,520
\$229,900	50.53	\$521,558	\$188,196	\$266,804	\$314,196	0.849	1,848
\$177,100	52.29	\$351,340	\$60,942	\$277,769	\$273,702	1.015	1,784
\$167,100	51.31	\$349,037	\$27,838	\$297,817	\$302,732	0.984	2,096
\$164,700	50.68	\$334,672	\$89,060	\$235,940	\$231,491	1.019	1,797
\$142,200	48.95	\$291,698	\$37,918	\$252,582	\$239,189	1.056	1,568
\$181,000	47.01	\$354,456	\$73,950	\$311,050	\$264,378	1.177	1,620
\$209,100	50.26	\$424,720	\$71,253	\$344,747	\$333,145	1.035	2,656
\$174,900	37.61	\$406,305	\$147,916	\$317,084	\$243,533	1.302	1,296
\$76,000	32.76	\$218,728	\$38,232	\$193,768	\$170,118	1.139	1,248
\$107,400	47.73	\$248,249	\$28,842	\$196,158	\$206,792	0.949	1,456
\$81,200	41.81	\$189,253	\$45,914	\$148,286	\$135,098	1.098	1,716
\$94,900	39.71	\$189,253	\$45,914	\$193,086	\$135,098	1.429	1,716
\$152,700	46.41	\$299,739	\$43,849	\$285,151	\$241,178	1.182	1,492
\$119,800	34.23	\$277,990	\$116,845	\$233,155	\$151,880	1.535	1,120
\$141,300	51.38	\$265,492	\$29,926	\$245,074	\$222,023	1.104	1,864
\$96,500	68.93	\$190,174	\$14,973	\$125,027	\$165,128	0.757	1,344
\$3,887,300		\$8,338,714		\$6,662,880	\$6,006,022		
Sale. Ratio =>	44.98				E.C.F. =>	1.109	
Std. Dev. =>	8.01				Ave. E.C.F. =>	1.144	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale
\$126.85	'4511	0.5618	1 STORY	\$109,030	05-280-089-00
\$118.70	'4512	1.5777	1 STORY	\$11,610	
\$153.27	'4512	52.3302	1 STORY	\$11,700	
\$187.12	'4513	18.4610	1 STORY	\$18,000	
\$144.05	'4530	8.1438	1 STORY	\$166,515	
\$96.53	'4530	16.2933	1 STORY	\$16,344	
\$189.55	'4600	24.8677	1 STORY	\$13,500	
\$115.05	'4600	2.4257	1 STORY	\$23,906	05-800-159-00
\$235.37	'4610	29.0526	1 STORY	\$64,498	
\$165.25	'4610	7.1313	1 STORY	\$139,230	
\$103.56	'4610	38.6359	1.5 STORY	\$222,746	
\$144.37	'4610	29.4760	1 STORY	\$170,940	
\$155.70	'4610	12.9065	1 STORY	\$46,620	
\$142.09	'4610	16.0159	1 STORY	\$20,340	
\$131.30	'4610	12.4705	1.5 STORY	\$78,270	
\$161.09	'4610	8.7930	2 STORY	\$27,507	
\$192.01	'4610	3.2611	2 STORY	\$16,200	
\$129.80	'4610	10.9098	2 STORY	\$62,620	
\$244.66	'4610	15.8093	1.5 STORY	\$138,875	
\$155.26	'4610	0.4903	MODULAR	\$34,718	
\$134.72	'4610	19.5347	1 STORY	\$17,429	
\$86.41	'4610	4.6306	MANUFACTURED	\$37,301	
\$112.52	'4610	28.5305	MANUFACTURED	\$37,301	
\$191.12	'4610	3.8402	1 STORY	\$33,239	05-825-486-00
\$208.17	'4620	39.1203	1 STORY	\$107,180	
\$131.48	'4620	4.0101	BI LEVEL	\$23,811	05-850-551-00
\$93.03	'4620	38.6772	1 STORY	\$10,337	
\$149.96		3.4557			
Std. Deviation=>	0.22017964				
Ave. Variance=>	16.5910	Coefficient of Var=>	14.50359231		

Land Table	Property Class	Building Depr.	Building Occupancy
4012 RAINBOW WATERFRONT	401	76	Single Family
4011 RAINBOW BACKLOTS	401	62	Single Family
4011 RAINBOW BACKLOTS	401	52	Single Family
4011 RAINBOW BACKLOTS	401	79	Single Family
RAINBOW HIGHLANDS W F	401	66	Single Family
4011 RAINBOW BACKLOTS	401	73	Single Family
4011 RAINBOW BACKLOTS	401	82	Single Family
4011 RAINBOW BACKLOTS	401	83	Single Family
RAINBOW LAKE WEST-WATER FRONT	401	83	Single Family
RAINBOW LAKE WEST-WATER FRONT	401	96	Single Family
RAINBOW LAKE WEST-WATER FRONT	401	80	Single Family
RAINBOW LAKE WEST-WATER FRONT	401	90	Single Family
4011 RAINBOW BACKLOTS	401	64	Single Family
4011 RAINBOW BACKLOTS	401	98	Single Family
RAINBOW LAKE WEST-WATER FRONT	401	69	Single Family
4011 RAINBOW BACKLOTS	401	81	Single Family
4011 RAINBOW BACKLOTS	401	89	Single Family
4011 RAINBOW BACKLOTS	401	81	Single Family
RAINBOW LAKE WEST-WATER FRONT	401	85	Single Family
4011 RAINBOW BACKLOTS	401	84	Single Family
4011 RAINBOW BACKLOTS	401	80	Single Family
4011 RAINBOW BACKLOTS	401	53	Mobile Home
4011 RAINBOW BACKLOTS	401	53	Mobile Home
4011 RAINBOW BACKLOTS	401	80	Single Family
RAINBOW LAKE WEST-WATER FRONT	401	70	Single Family
4011 RAINBOW BACKLOTS	401	70	Single Family
4011 RAINBOW BACKLOTS	401	62	Single Family