

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
009-029-031-00	498 S HOLLAND LAKE DR	04/14/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$56,100	28.05
009-100-007-51	310 E HOLLAND LAKE DR	06/06/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$100,400	37.89
009-029-029-00	452 S HOLLAND LAKE DR	07/07/23	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$53,000	30.11
009-603-076-10		08/08/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,500	32.20
009-602-025-00	3672 ROY DR	08/21/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$37,200	24.82
009-152-097-00	810 DOROTHY BOWEN DR	08/22/23	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$26,800	28.97
009-018-030-00	2916 S STAINES RD	08/25/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$43,700	33.62
009-022-035-00	3720 ROY DR	09/05/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$55,300	29.89
009-420-002-00	2966 S STAINES RD	09/14/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$136,200	52.38
009-604-080-50	3367 FLINT DR	11/16/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,000	32.59
009-211-027-00	3470 PINE TRAIL DR	02/26/24	\$335,000	OTH	03-ARM'S LENGTH	\$335,000	\$141,100	42.12
009-602-041-00	3890 MINIFRED DR	02/29/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$100,600	31.44
009-262-024-00	901 WOODRUFF DR	03/04/24	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$24,900	27.70
009-210-005-00	3856 PINE TRAIL DR	04/04/24	\$135,000	QC	03-ARM'S LENGTH	\$135,000	\$82,100	60.81
009-600-016-00	3685 ROY DR	04/05/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$58,900	43.63
009-422-079-00	757 E SIDNEY RD	05/10/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$90,500	62.41
009-420-045-00	589 E SIDNEY RD	05/16/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,500	42.25
009-023-028-61	4177 E HOLLAND LAKE RD	05/23/24	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$144,100	37.33
009-422-091-50	865 E SIDNEY RD	07/09/24	\$229,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$229,000	\$95,400	41.66
009-151-001-60	841 DOROTHY BOWEN DR	09/13/24	\$355,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$355,000	\$159,900	45.04
009-350-013-00	1181 LYLE DR	10/21/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$167,900	62.19
009-018-785-02	105 PENNY LANE	12/06/24	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$59,700	37.34
009-152-067-00	480 DOROTHY BOWEN DR	01/03/25	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$101,500	64.44
009-029-008-82	1110 JOSHUA	03/14/25	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$140,500	35.21
Totals:			\$5,159,700			\$5,159,700	\$2,084,800	
							Sale. Ratio =>	40.41
							Std. Dev. =>	12.06

RESORT LAKES ECF 1.435 CALCULATED, 1.435 APPLIED

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$160,919	\$42,605	\$157,395	\$84,209	1.869	768	\$204.94	4002	35.3390	1 STORY
\$261,750	\$58,618	\$206,382	\$144,578	1.427	1,080	\$191.09	4002	8.8225	MODULAR
\$152,894	\$40,296	\$135,704	\$80,141	1.693	810	\$167.54	4002	83.3741	RANCH
\$223,510	\$66,390	\$183,610	\$111,829	1.642	1,080	\$170.01	4002	#REF!	RANCH
\$113,651	\$12,990	\$136,910	\$71,645	1.911	640	\$213.92	4002	#REF!	RANCH
\$69,089	\$26,693	\$65,807	\$30,175	2.181	0	#DIV/0!	4002	120.3405	RANCH
\$129,999	\$50,831	\$79,169	\$67,781	1.168	610	\$129.79	4001	116.8015	RANCH
\$150,816	\$85,771	\$99,229	\$57,766	1.718	416	\$238.53	4002	171.7762	1 STORY
\$271,934	\$178,918	\$81,082	\$100,125	0.810	2,496	\$32.48	4002	16.7624	MODULAR
\$114,806	\$47,425	\$87,575	\$47,958	1.826	432	\$202.72	4002	29.2130	RANCH
\$327,504	\$100,343	\$234,657	\$178,867	1.312	2,051	\$114.41	4002	21.0818	TWO-STORY
\$285,003	\$45,116	\$274,884	\$170,738	1.610	1,328	\$206.99	4002	17.4755	RANCH
\$64,555	\$14,626	\$75,274	\$35,537	2.118	420	\$179.22	4002	211.8207	RANCH
\$182,154	\$48,850	\$86,150	\$94,878	0.908	960	\$89.74	4002	90.8005	RANCH
\$129,104	\$38,486	\$96,514	\$64,497	1.496	780	\$123.74	4002	63.6840	RANCH
\$197,591	\$19,243	\$125,757	\$126,938	0.991	832	\$151.15	4002	44.4390	RANCH
\$165,004	\$75,446	\$124,554	\$70,518	1.766	805	\$154.73	4002	176.6270	RANCH
\$379,361	\$70,692	\$315,308	\$219,693	1.435	1,512	\$208.54	4002	143.5219	1 STORY
\$186,475	\$86,949	\$142,051	\$78,367	1.813	1,092	\$130.08	4002	181.2640	RANCH
\$311,420	\$86,163	\$268,837	\$177,368	1.516	1,392	\$193.13	4002	151.5704	RANCH
\$370,008	\$41,378	\$228,622	\$233,900	0.977	1,708	\$133.85	4002	97.7433	1 STORY
\$148,536	\$28,085	\$131,815	\$85,730	1.538	1,404	\$93.89	4002	153.7555	MOBILE/MANUF
\$226,409	\$48,901	\$108,599	\$126,340	0.860	1,232	\$88.15	4002	85.9576	MODULAR
\$310,380	\$86,277	\$312,723	\$159,504	1.961	3,240	\$96.52	4002	196.0598	RANCH
\$4,932,872		\$3,758,608	\$2,619,083			#DIV/0!		8.7641	
			E.C.F. =>	1.435		Std. Deviation=>	0.39938673		
			Ave. E.C.F. =>	1.523		Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!

Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
\$40,655		4002 RES RESORT LAKES	401	60
\$58,618		4002 RES RESORT LAKES	401	72
\$40,296		4002 RES RESORT LAKES	401	68
\$66,390		4002 RES RESORT LAKES	401	65
\$12,990		4002 RES RESORT LAKES	401	68
\$26,693		4002 RES RESORT LAKES	401	76
\$50,831		4002 RES RESORT LAKES	401	75
\$85,771	009-602-030-00	4002 RES RESORT LAKES	401	90
\$158,506	009-420-002-00, 009-422-101-00, 009-422-103-00, 009-018-028-00	4002 RES RESORT LAKES	401	47
\$47,425		4002 RES RESORT LAKES	401	66
\$100,343	009-211-026-00	4002 RES RESORT LAKES	401	57
\$43,805		4002 RES RESORT LAKES	401	73
\$14,626		4002 RES RESORT LAKES	401	51
\$48,850		4002 RES RESORT LAKES	401	45
\$38,486		4002 RES RESORT LAKES	401	51
\$19,243		4002 RES RESORT LAKES	401	64
\$64,302	009-422-058-00	4002 RES RESORT LAKES	401	47
\$38,000		4002 RES RESORT LAKES	401	95
\$82,117	009-420-013-00	4002 RES RESORT LAKES	401	54
\$86,163	009-151-001-40	4002 RES RESORT LAKES	401	69
\$41,378		4002 RES RESORT LAKES	401	71
\$28,085		4002 RES RESORT LAKES	401	47
\$39,539		4002 RES RESORT LAKES	401	76
\$44,200	009-029-008-83	4002 RES RESORT LAKES	401	37