

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
05-640-003-00	9550 S LUCE RD	9/9/2022	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$61,400
05-640-008-00	9700 S LUCE RD	4/22/2022	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$128,600
Totals:			\$655,000			\$655,000	\$190,000
							Sale. Ratio =>
							Std. Dev. =>

LITTLE RAINBOW LAKE ECF 1.244 CALCULATED, 1.10 APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
20.13	\$243,834	\$41,941	\$263,059	\$212,518	1.238	1,196	\$219.95	'4501
36.74	\$257,206	\$97,576	\$252,424	\$201,807	1.251	2,004	\$125.96	'4501
	\$501,040		\$515,483	\$414,325			\$172.95	
29.01				E.C.F. =>	1.244		Std. Deviation=>	0.00919168
11.75				Ave. E.C.F. =>	1.244		Ave. Variance=>	0.6499

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
0.6499	1 STORY	\$38,077		LITTLE RAINBOW LAKE SUB 1 & 2 W F	401
0.6499	1 STORY	\$48,988	05-640-007-00	LITTLE RAINBOW LAKE SUB 1 & 2 W F	401
0.0168					

Coefficient of Var=> 0.522333611

Building Depr.	Building Occupancy
78	Single Family
71	Single Family
