

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
016-029-008-10	10860 SORENSEN DR	6/29/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000
016-250-013-00	8331 SPRING RD	1/10/2025	\$275,000	WD	03-ARM'S LENGTH	\$275,000
016-250-020-00	8391 SPRING RD	10/11/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000
016-275-023-00	9008 W DICKERSON LAKE RD	4/28/2023	\$238,000	WD	03-ARM'S LENGTH	\$238,000
016-275-024-00	21 RIVERVIEW DR	5/4/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000
016-550-054-00	2238 TACOMA DR	9/29/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000
016-550-079-00	352 CHEROKEE TRL	8/16/2023	\$33,000	WD	03-ARM'S LENGTH	\$33,000
Totals:			\$1,416,000			\$1,416,000

HUNER, TACOMA, SPRING, MID & ROUND LAKE ECF 1.381 CALCULATED AND APPLIED

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$138,400	50.33	\$276,895	\$98,572	\$176,428	\$128,474	1.373	796
\$143,700	52.25	\$287,481	\$30,527	\$244,473	\$185,061	1.321	1,776
\$86,200	74.96	\$184,384	\$64,655	\$50,345	\$89,017	0.566	1,080
\$64,200	26.97	\$128,404	\$41,070	\$196,930	\$62,920	3.130	1,144
\$155,000	62.00	\$310,041	\$67,710	\$182,290	\$174,600	1.044	1,562
\$97,500	42.39	\$195,012	\$49,023	\$180,977	\$105,190	1.720	630
\$17,700	53.64	\$35,376	\$15,272	\$17,728	\$14,484	1.224	144
\$702,700		\$1,417,593		\$1,049,171	\$759,746		
Sale. Ratio =>	49.63				E.C.F. =>	1.381	
Std. Dev. =>	15.00				Ave. E.C.F. =>	1.483	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale
\$221.64	'4006	10.9342	RANCH	\$98,473	
\$137.65	'4004	16.1560	RANCH	\$27,000	
\$46.62	'4004	91.7034	1 1/2 STORY	\$62,891	016-250-049-00
\$172.14	'4005	164.7247	RANCH	\$41,070	
\$116.70	'4005	43.8557	RANCH	\$67,500	
\$287.27	'4003	23.7877	RANCH	\$48,840	
\$123.11	'4003	25.8629	RANCH	\$15,272	
\$157.88		10.1651			
Std. Deviation=>	0.80707688				
Ave. Variance=>	53.8607	Coefficient of Var=>	36.3285107		

Land Table	Property Class	Building Depr.	Building Occupancy
4006 MD. & ROUND & MOORE	401	73	Single Family
4004 SPRING LAKE	401	62	Single Family
4004 SPRING LAKE	401	61	Single Family
4005 HUNTER LAKE	401	31	Single Family
4005 HUNTER LAKE	401	60	Single Family
4003 TACOMA LAKE	401	73	Single Family
4003 TACOMA LAKE	401	82	Single Family
