

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
001-006-010-06	5363 W MANIFEST WAY	12/17/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$149,900
001-029-012-00	154 PLEASANT DR	6/30/2023	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$105,500
001-390-097-00	341 LAKE DR	8/4/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$57,000
001-460-016-00	551 LAKE DR	7/31/2023	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$79,800
001-460-028-50	661 LAKE DR	11/16/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$103,800
001-490-024-00	410 MORSE DR	8/9/2024	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$154,600
001-490-029-00	331 MORSE DR	9/6/2024	\$288,800	WD	19-MULTI PARCEL ARM'S LENGTH	\$288,800	\$132,700
<b>Totals:</b>			<b>\$1,706,800</b>			<b>\$1,706,800</b>	<b>\$783,300</b>
							Sale. Ratio =>
							Std. Dev. =>

LARGE LAKES ECF 1.798 CALCULATED AND APPLIED

Asd/ Adj. Sale	Current Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. By Mean (%)
54.51	\$299,767	\$50,066	\$224,934	\$149,164	1.508	1,904	\$118.14	'4600	27.9157
35.28	\$211,009	\$48,375	\$250,625	\$114,049	2.198	1,344	\$186.48	'4600	41.0399
45.60	\$114,061	\$24,800	\$100,200	\$53,321	1.879	520	\$192.69	'4600	9.2063
55.42	\$159,604	\$62,242	\$81,758	\$58,161	1.406	888	\$92.07	'4600	38.1403
46.13	\$207,660	\$45,265	\$179,735	\$97,010	1.853	748	\$240.29	'4600	6.5625
44.17	\$309,112	\$77,891	\$272,109	\$138,125	1.970	1,128	\$241.23	'4600	18.2898
45.95	\$265,492	\$74,687	\$214,113	\$126,194	1.697	1,622	\$132.01	'4600	9.0425
	\$1,566,705		\$1,323,474	\$736,024			\$171.84		1.1018
45.89				E.C.F. =>	1.798		Std. Deviation=>	0.27271316	
6.78				Ave. E.C.F. =>	1.787		Ave. Variance=>	21.4567	Coefficient of Var=>

Building Style	Land Value	Appr. by Eq.	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Building Occupancy
1 STORY	\$45,000	No		4600 LARGE LAKES	401	58	Single Family
1 STORY	\$42,285	No	001-029-008-20	4600 LARGE LAKES		62	Single Family
1 STORY	\$24,800	No		4600 LARGE LAKES	401	59	Single Family
1 STORY	\$62,242	No		4600 LARGE LAKES	401	45	Single Family
1 STORY	\$38,893	No		4600 LARGE LAKES	401	53	Single Family
1 1/2 STORY	\$77,891	No	001-490-023-00	4600 LARGE LAKES	401	74	Single Family
MODULAR	\$74,687	No	001-490-017-00	4600 LARGE LAKES	401	51	Single Family

12.00629778