

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Asmnt. |
|----------------|-----------------------|------------|--------------------|--------|-----------------|--------------------|--------------------|
| 016-400-006-00 | 2761 JOHNSON RD | 6/6/2023 | \$289,900 | WD | 03-ARM'S LENGTH | \$289,900 | \$131,300 |
| 016-360-002-00 | 361 ADELE DR | 4/24/2023 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$118,800 |
| 016-480-021-00 | 421 E RAINBOW LAKE DR | 9/12/2023 | \$305,000 | WD | 03-ARM'S LENGTH | \$305,000 | \$138,300 |
| 016-360-014-00 | 465 ADELE DR | 10/23/2023 | \$325,000 | WD | 03-ARM'S LENGTH | \$325,000 | \$128,800 |
| 016-360-011-00 | 431 ADELE DR | 6/28/2024 | \$409,000 | WD | 03-ARM'S LENGTH | \$409,000 | \$157,100 |
| 016-019-019-01 | 11018 W BRIGGS RD | 6/8/2023 | \$477,500 | WD | 03-ARM'S LENGTH | \$477,500 | \$278,300 |
| 016-019-008-82 | 2816 DECOSTA TRAIL | 5/8/2023 | \$479,000 | WD | 03-ARM'S LENGTH | \$479,000 | \$304,700 |
| 016-019-867-02 | 2284 WEST SHORE DR | 4/29/2024 | \$620,000 | WD | 03-ARM'S LENGTH | \$620,000 | \$292,900 |
| Totals: | | | \$3,205,400 | | | \$3,205,400 | \$1,550,200 |
| | | | | | | | Sale. Ratio => |
| | | | | | | | Std. Dev. => |

RAAINBOW LAKE ECF 1.519 CALCULATED AND APPLIED

| | | | | | | | |
|----------------|-------------------------|-----------|-----------|----|-----------------|-----------|-----------|
| 016-019-880-05 | 2059 E SUNSHINE DR | 6/21/2024 | \$175,000 | WD | 03-ARM'S LENGTH | \$175,000 | \$98,800 |
| 016-019-880-07 | 2059 SUNSHINE DR UNIT G | 2/28/2025 | \$219,000 | WD | 03-ARM'S LENGTH | \$219,000 | \$125,100 |

CONDOS 1.25 ECF APPLIED ALSO APPLIED TO MOBILE HOMES

| Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area |
|---------------|----------------|-------------|----------------|----------------|--------|------------|------------------|------------|
| 45.29 | \$262,542 | \$99,802 | \$190,098 | \$106,925 | 1.778 | 886 | \$214.56 | '4007 |
| 39.60 | \$237,539 | \$92,637 | \$207,363 | \$95,204 | 2.178 | 1,020 | \$203.30 | '4007 |
| 45.34 | \$276,515 | \$131,764 | \$173,236 | \$95,105 | 1.822 | 1,140 | \$151.96 | '4007 |
| 39.63 | \$257,680 | \$86,771 | \$238,229 | \$155,230 | 1.535 | 952 | \$250.24 | '4007 |
| 38.41 | \$314,229 | \$110,573 | \$298,427 | \$162,534 | 1.836 | 884 | \$337.59 | '4007 |
| 58.28 | \$556,528 | \$173,095 | \$304,405 | \$251,927 | 1.208 | 2,192 | \$138.87 | '4007 |
| 63.61 | \$609,329 | \$188,773 | \$290,227 | \$276,318 | 1.050 | 1,537 | \$188.83 | '4007 |
| 47.24 | \$585,776 | \$177,658 | \$442,342 | \$268,101 | 1.650 | 2,361 | \$187.35 | '4007 |
| | \$3,100,138 | | \$2,144,327 | \$1,411,344 | | | \$209.09 | |
| 48.36 | | | | E.C.F. => | 1.519 | | Std. Deviation=> | 0.36345617 |
| 9.19 | | | | Ave. E.C.F. => | 1.632 | | Ave. Variance=> | #REF! |

| | | | | | | | | |
|-------|-----------|----------|-----------|-----------|-------|-------|----------|-------|
| 56.46 | \$197,609 | \$42,440 | \$132,560 | \$119,360 | 1.111 | 1,577 | \$84.06 | '4007 |
| 57.12 | \$250,261 | \$42,440 | \$176,560 | \$136,544 | 1.293 | 1,416 | \$124.69 | '4007 |

| Dev. by Mean (%) | Building Style | Land Value | Other Parcels in Sale | Land Table | Property Class | Building Depr. |
|------------------|----------------|------------|-----------------------|-------------------|----------------|----------------|
| #REF! | STANDARD | \$99,802 | | 4007 RAINBOW LAKE | 401 | 73 |
| 52.8183 | STANDARD | \$92,637 | | 4007 RAINBOW LAKE | 401 | 67 |
| 1.4566 | 1 1/4 STORY | \$130,935 | | 4007 RAINBOW LAKE | 401 | 60 |
| 48.4347 | STANDARD | \$84,728 | 016-360-015-00 | 4007 RAINBOW LAKE | 401 | 74 |
| 20.3989 | STANDARD | \$109,574 | 016-360-018-00 | 4007 RAINBOW LAKE | 401 | 82 |
| 120.8306 | STANDARD | \$173,095 | | 4007 RAINBOW LAKE | 401 | 72 |
| 105.0337 | STANDARD | \$188,773 | | 4007 RAINBOW LAKE | 401 | 80 |
| 164.9908 | 1 1/2 STORY | \$135,140 | | 4007 RAINBOW LAKE | 401 | 72 |
| 11.2749 | | | | | | |

Coefficient of Var=>

#REF!

| | | | | | | |
|----------|--------|----------|--|-------------------|-----|----|
| 111.0590 | CONDOS | \$42,440 | | 4007 RAINBOW LAKE | 401 | 72 |
| 129.3063 | CONDOS | \$42,440 | | 4007 RAINBOW LAKE | 401 | 68 |

Building Occupancy

Single Family

TownHome

Single Family