

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
007-100-001-01	1036 BAILEY SHORES DR	6/29/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$58,200
007-120-013-00	481 BEECHWOOD	4/28/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$184,400
007-130-002-00	5355 CLIFFORD CT	10/16/2023	\$945,000	WD	03-ARM'S LENGTH	\$945,000	\$341,200
007-130-010-00	5344 CLIFFORD CT	8/15/2024	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$416,500
007-130-013-00	5272 CLIFFORD CT	7/29/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$186,600
007-530-031-10	711 W CLIFFORD LAKE DR	5/12/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$129,000
007-550-002-00	5513 VETTRANS AVE	4/14/2023	\$241,750	WD	03-ARM'S LENGTH	\$241,750	\$104,900
		Totals:	\$3,231,750			\$3,231,750	\$1,420,800
							Sale. Ratio =>
							Std. Dev. =>

CLIFFORD LAKE ECF 1.611 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
64.67	\$115,002	\$12,542	\$77,458	\$75,616	1.024	728	\$106.40	'4003
38.82	\$465,459	\$128,467	\$346,533	\$210,620	1.645	1,836	\$188.74	'4003
36.11	\$842,246	\$213,419	\$731,581	\$393,016	1.861	1,941	\$376.91	'4003
48.43	\$891,217	\$268,327	\$591,673	\$389,261	1.520	1,540	\$384.20	'4003
69.11	\$324,634	\$47,172	\$222,828	\$173,413	1.285	1,509	\$147.67	'4003
36.86	\$325,852	\$79,874	\$270,126	\$153,731	1.757	1,477	\$182.89	'4003
43.39	\$207,555	\$71,193	\$170,557	\$100,636	1.695	1,056	\$161.51	'4003
	\$3,171,965		\$2,410,756	\$1,496,293			\$221.19	
43.96				E.C.F. =>	1.611		Std. Deviation=>	0.29349944
13.51				Ave. E.C.F. =>	1.541		Ave. Variance=>	22.6890

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr	Building Occupancy
51.6781	RANCH	\$12,542	007-100-017-80	4003 CLIFFORD LAKE	401	77	Single Family
10.4159	RANCH	\$126,388		4003 CLIFFORD LAKE	401	70	Single Family
32.0313	RANCH	\$194,506		4003 CLIFFORD LAKE	401	76	Single Family
2.1150	RANCH	\$258,835		4003 CLIFFORD LAKE	401	80	Single Family
25.6185	RANCH	\$47,172		4003 CLIFFORD LAKE	401	64	Single Family
21.5994	RANCH	\$79,075		4003 CLIFFORD LAKE	401	73	Single Family
15.3651	RANCH	\$64,312	007-030-587-02	4003 CLIFFORD LAKE	401	77	Single Family
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7.0012							

Coefficient of Var=> 14.72222989
