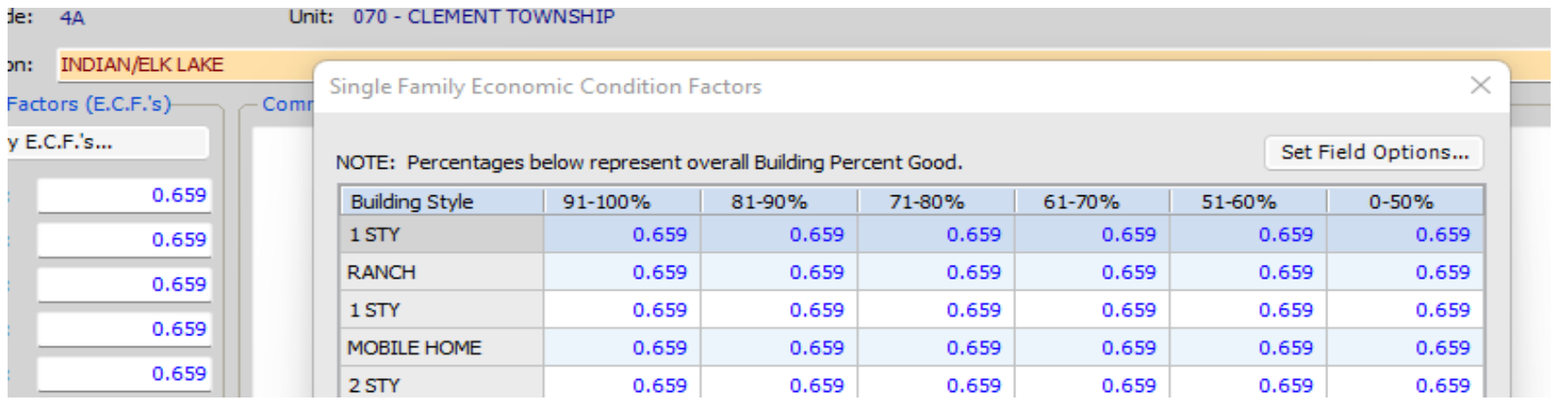
| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale $ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal |
|---|---|---|---|---|---|---|---|---|---|
| 070-016-100-003-00 | 5956 SMITH | 06/08/22 | $79,000 | WD | 03-ARM'S LENGTH | $79,000 | $38,300 | 48.48 | $75,960 |
| 070-050-000-073-00 | 6414 BIRCH | 10/08/21 | $85,000 | WD | 03-ARM'S LENGTH | $85,000 | $43,700 | 51.41 | $91,911 |
| 070-050-000-083-00 | 6482 TAMRACK | 05/03/19 | $74,000 | WD | 03-ARM'S LENGTH | $74,000 | $27,100 | 36.62 | $65,379 |
| 070-050-000-086-00 | 6400 MAPLE | 11/15/19 | $87,900 | WD | 03-ARM'S LENGTH | $83,900 | $37,100 | 44.22 | $88,343 |
| 070-170-000-009-00 | 5863 CEDAR LAKE | 08/17/20 | $84,000 | WD | 03-ARM'S LENGTH | $84,000 | $64,600 | 76.90 | $98,534 |
| 070-210-000-018-00 | 427 VERNON | 11/13/19 | $184,000 | WD | 03-ARM'S LENGTH | $184,000 | $95,400 | 51.85 | $197,209 |
| 070-310-000-016-00 | 6605 OAK | 07/30/19 | $94,000 | WD | 03-ARM'S LENGTH | $94,000 | $38,100 | 40.53 | $84,790 |
| | | **Totals:** | **$687,900** | | | **$683,900** | **$344,300** | | **$702,126** |
| | | | | | | | **Sale. Ratio =>** | **50.34** | |
| | | | | | | | **Std. Dev. =>** | **13.13** | |

| Land + Yard | Bldg. Residual | Cost Man. $ | E.C.F. | Floor Area | $/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Other Parcels in Sale |
|---|---|---|---|---|---|---|---|---|---|---|
| $42,543 | $36,457 | $49,360 | 0.739 | 720 | $50.63 | 4A | 5.2759 | 1 STY | $41,268 | |
| $63,380 | $21,620 | $31,181 | 0.693 | 768 | $28.15 | 4A | 0.7533 | 1 STY | $63,380 | 070-050-000-072-00 |
| $33,186 | $40,814 | $47,552 | 0.858 | 656 | $62.22 | 4A | 17.2466 | RANCH | $32,280 | |
| $35,220 | $48,680 | $78,468 | 0.620 | 840 | $57.95 | 4A | 6.5450 | 1 STY | $35,220 | |
| $48,114 | $35,886 | $74,476 | 0.482 | 1,416 | $25.34 | 4A | 20.3980 | 1 STY | $48,114 | |
| $46,845 | $137,155 | $222,103 | 0.618 | 1,950 | $70.34 | 4A | 6.8301 | 1 STY | $39,600 | |
| $30,000 | $64,000 | $80,931 | 0.791 | 1,104 | $57.97 | 4A | 10.4973 | 1 STY | $30,000 | |
| | **$384,612** | **$584,072** | | | **$50.37** | | **2.7328** | | | |
| | | **E.C.F. =>** | **0.659** | | **Std. Deviation=>** | **0.1252734** | | | | |
| | | **Ave. E.C.F. =>** | **0.686** | | **Ave. Variance=>** | **9.6495** | **Coefficient of Var=>** | **14.0697715** | | |

**Used .659** .677 in 2022

Indian/Elk Lake waterfront parcels saw a small decrease in ECF for 2023



| Land Table | Property Class |
|---|---|
| INDIAN/ELK LAKE | 401 |
| INDIAN/ELK LAKE | 401 |
| INDIAN/ELK LAKE | 401 |
| INDIAN/ELK LAKE | 401 |
| INDIAN/ELK LAKE | 401 |
| INDIAN/ELK LAKE | 401 |
| INDIAN/ELK LAKE | 401 |