

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
070-140-000-019-00	6353 INDIAN LAKE	11/10/23	\$137,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$137,000	\$53,600	39.12	\$129,000
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
070-230-000-088-00	6217 RUTH DR	03/10/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$21,700	48.22	\$46,150
<b>Totals:</b>			<b>\$430,000</b>			<b>\$430,000</b>	<b>\$221,900</b>		<b>\$441,555</b>
								<b>Sale. Ratio =&gt;</b>	<b>51.60</b>
								<b>Std. Dev. =&gt;</b>	<b>14.23</b>

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	Land Table
\$42,543	\$36,457	\$49,360	0.739	720	\$50.63	4A	9.1638	1 STY	\$41,268		INDIAN/ELK LAKE
\$63,380	\$21,620	\$31,181	0.693	768	\$28.15	4A	4.6412	1 STY	\$63,380	070-050-000-072-00	INDIAN/ELK LAKE
\$64,300	\$72,700	\$98,179	0.740	992	\$73.29	4A	9.3534	1 STY	\$63,600	070-140-000-021-00	INDIAN/ELK LAKE
\$48,114	\$35,886	\$74,476	0.482	1,416	\$25.34	4A	16.5101	1 STY	\$48,114		INDIAN/ELK LAKE
\$36,500	\$8,500	\$14,643	0.580	0	#DIV/0!	4A	6.6483	1 STY	\$36,000		INDIAN/ELK LAKE
<b>\$175,163</b>		<b>\$267,840</b>			<b>#DIV/0!</b>		<b>0.7034</b>				
		<b>E.C.F. =&gt;</b>	<b>0.654</b>		<b>Std. Deviat</b>	<b>0.1128921</b>					
		<b>Ave. E.C.F. =&gt;</b>	<b>0.647</b>		<b>Ave. Variance</b>	<b>9.2634</b>	<b>Coefficient of Var=&gt;</b>	<b>14.31852512</b>			

Used .654  
.659 in 2023