

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
070-001-100-006-01	1769 E M-30	09/02/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$80,100	44.50	\$203,282
070-010-200-001-00	732 E INDIAN LAKE	09/18/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,100	40.73	\$167,829
070-016-100-003-00	5956 SMITH	06/08/22	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$38,300	48.48	\$91,294
070-016-200-001-01	230 W INDIAN LAKE	12/07/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$83,600	34.12	\$223,274
070-016-200-005-00	70 W INDIAN LAKE	10/24/24	\$178,500	WD	03-ARM'S LENGTH	\$178,500	\$89,700	50.25	\$166,484
070-021-200-002-00	5398 N M-30	05/24/24	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$46,800	60.39	\$86,638
070-021-300-001-00	5202 N M-30	10/13/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$69,200	35.49	\$199,125
070-024-304-001-10	1716 EAST SHORE	07/03/25	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$42,000	54.55	\$84,431
070-036-101-003-00	1910 BOMAN	09/20/23	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$29,600	40.55	\$81,542
070-230-000-088-00	6217 RUTH DR	08/23/24	\$65,500	WD	03-ARM'S LENGTH	\$65,500	\$28,100	42.90	\$73,599
<b>Totals:</b>			<b>\$1,320,500</b>			<b>\$1,320,500</b>	<b>\$568,500</b>		<b>\$1,377,498</b>
								<b>Sale. Ratio =&gt;</b>	<b>43.05</b>
								<b>Std. Dev. =&gt;</b>	<b>8.29</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
\$67,621	\$112,379	0.522	1,632	\$68.86	6	0.2355	1 STY	\$57,406	
\$81,702	\$68,298	0.500	776	\$88.01	6	2.4651	1 STY	\$81,200	
\$55,407	\$23,593	0.414	720	\$32.77	4A	11.0058	1 STY	\$53,992	
\$41,939	\$203,061	0.705	1,719	\$118.13	6	18.1246	1 STY	\$34,120	
\$42,783	\$135,717	0.691	1,816	\$74.73	6	16.6961	RANCH	\$39,500	
\$42,650	\$34,850	0.499	940	\$37.07	6	2.5111	RANCH	\$42,650	
\$168,980	\$26,020	0.544	0	#DIV/0!	6	1.9556		\$168,980	
\$46,639	\$30,361	0.506	924	\$32.86	6	1.8112	1 STY	\$46,138	
\$55,000	\$18,000	0.427	0	#DIV/0!	6	9.6988	RANCH	\$55,000	
\$47,600	\$17,900	0.434	520	\$34.42	4A	9.0488	1 STY	\$47,100	

---

<b>\$670,179</b>	<b>\$1,154,249</b>			<b>#DIV/0!</b>		<b>5.6383</b>			
	<b>E.C.F. =&gt;</b>	<b>0.581</b>		<b>Std. Deviation=:</b>	<b>0.101318</b>				
	<b>Ave. E.C.F. =&gt;</b>	<b>0.524</b>		<b>Ave. Variance=&gt;</b>	<b>7.3553</b>	<b>Coefficient of Var=&gt;</b>	<b>14.03044496</b>		

---

**used**                    **0.524**

.63 in 2025 for Indian/Elk lake  
.518 in 2025 for Commercial  
.63 in 2025 for Residential

This ECF analysis was used for Residential, Commercial, and Indian/Elk Lake  
These groups were combined due to a lack of sales.

**Land Table**

SECTION LOTS & ACREAGE  
SECTION LOTS & ACREAGE  
INDIAN/ELK LAKE  
SECTION LOTS & ACREAGE  
SECTION LOTS & ACREAGE  
SECTION LOTS & ACREAGE  
SECTION LOTS & ACREAGE  
SECTION LOTS & ACREAGE  
INDIAN/ELK LAKE

---

---

  

---