

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
070-070-000-041-00	6166 INDIAN LAKE RD	02/20/23	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$15,500	32.29	\$52,292
070-180-000-047-00	466 ADELINE	11/01/24	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$10,100	51.79	\$21,576
070-180-000-054-00	6119 PATTERSON	02/03/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$16,800	76.36	\$22,068
070-180-000-065-00	441 W INDIAN LAKE	07/07/23	\$39,000	LC	03-ARM'S LENGTH	\$39,000	\$21,200	54.36	\$48,830
Totals:			\$128,500			\$128,500	\$63,600		\$144,766
								Sale. Ratio =>	49.49
								Std. Dev. =>	18.04

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
\$19,276	\$28,724	\$61,141	0.470	854	\$33.63	12	0.0739	1 STY	\$17,680
\$5,610	\$13,890	\$29,567	0.470	576	\$24.11	12	0.0724	1 STY	\$5,610
\$5,383	\$16,617	\$30,898	0.538	392	\$42.39	12	6.8737	1 STY	\$5,383
\$11,220	\$27,780	\$69,648	0.399	872	\$31.86	12	7.0200	1 STY	\$11,220
\$87,011		\$191,254			\$33.00		1.4111		
			E.C.F. =>	0.455	Std. Deviation=:		0.05672717		
			Ave. E.C.F. =>	0.469	Ave. Variance=>		3.5100	Coefficient of Var=>	7.483026253

Used .469

.54 in 2025

Other Parcels in Sale	Land Table
	BIG TREE AREA
	BIG TREE AREA
	BIG TREE AREA
	BIG TREE AREA
