

	Neighborhood	2022 ECF	2023 ECF	% CHG
A	Beardsley	0.897	0.872	-2.79%
	Hutchinson	0.897		
	Midway Camp	0.897		
	Watson Estates	0.897		
B	Hyder Meadows	0.989	1.027	3.84%
C	Industrial	0.865	0.833	-3.70%
	Commercial	0.894	0.833	-6.82%
D	Pine Meadows	1.011	1.003	-0.79%
E	Pine Shore	1.011	1.011	0.00%
F	Alpine Estates	1.032	1.079	4.55%
	Earl Sub	1.032		
	Gores Add	1.032		
	Gun PlainAcres	1.032		
	Sherwood Meadows	1.032		
	Top View	1.032		
G	Ardmore Acres	1.073	1.053	-1.86%
	Airport	1.073		
	Fairfield Sub	1.073		
	Gainder	1.073		
	Garden Acres	1.073		
	Re Plat Carlyle	1.073		
	Sycamore Bend	1.073		
	Woodland	1.073		
H	Ayers Sub	1.122	1.054	-6.06%
	Browns	1.122		
	Rumble Oak Dale	1.122		
I	Eagle Green Condos	1.131	1.187	4.95%
	Fairway Estate	1.131		
	Lake Doster	1.131		
	Markus Glen	1.131		
J	NE 1/4	1.173	1.379	17.56%
	NW 1/4	1.173		
	Scott Meadow	1.173		
	Wolf Plat	1.173		
K	SW 1/4	1.181	1.283	8.64%
	SE 1/4	1.181		
L	Kelly Oaks	1.198	1.237	3.26%
	Rhapsody in Green	1.198		
	Shangrai la	1.198		
	Sheltered Bay	1.198		
	Trout Cove	1.198		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
08-325-004-00	313 ANNES CT	09/24/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$176,000	48.89	\$352,007	\$48,756	\$311,244	\$306,624	1.015	1,840	\$169.15	325	2.3446	1 STORY		\$33,778	No	//		HYDER MEADOWS(27)	401	73	
08-325-006-00	572 RUSHING DR	12/18/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$185,500	51.53	\$371,085	\$50,764	\$309,236	\$323,884	0.955	1,666	\$185.62	325	8.3739	RANCH		\$40,620	No	//		HYDER MEADOWS(27)	401	74	
08-325-022-00	577 RUSHING DR	06/12/20	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$244,000	50.31	\$487,959	\$70,954	\$414,046	\$320,773	1.291	3,100	\$133.56	325	25.2262	RANCH		\$44,500	No	//	08-325-023-00	HYDER MEADOWS(27)	401	96	
08-325-023-00	575 RUSHING DR	06/12/20	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$264,100	54.45	\$528,246	\$72,254	\$412,746	\$350,763	1.177	3,100	\$133.14	325	13.8195	RANCH		\$44,500	No	//	08-325-022-00	HYDER MEADOWS(27)	401	96	
08-325-023-00	575 RUSHING DR	03/04/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$0	0.00	\$507,399	\$76,207	\$423,793	\$435,988	0.972	3,100	\$136.71	325	6.6484	RANCH		\$39,937	No	//		HYDER MEADOWS(27)	1	70	
08-325-023-01	575 RUSHING DR	03/04/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$285,500	57.10	\$570,974	\$151,342	\$348,658	\$424,299	0.822	2,385	\$146.19	325	21.6787	RANCH		\$74,327	No	//		HYDER MEADOWS(27)	401	70	
Totals:						\$2,690,000	\$1,155,100		\$2,817,670		\$2,219,723	\$2,162,331			\$150.73		1.1972										
								Sale. Ratio =>	42.94					E.C.F. =>	1.027	Std. Deviation=>		0.168352397									
								Std. Dev. =>	21.62					Ave. E.C.F. =>	1.039	Ave. Variance=>		13.0152	Coefficient of Var=>		12.53254895						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.					
08-019-013-10	1171 M-89	06/30/17	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$227,000	113.50	\$453,953	\$50,181	\$149,819	\$451,647	0.332	6,120	\$24.48	201	33.1717			\$50,181	No	/ /		COMMERCIAL	201	0					
08-019-014-10	1185 M-89	08/05/15	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$402,400	84.72	\$804,343	\$157,598	\$317,402	\$587,950	0.540	7,517	\$42.22	201	53.9845			\$119,700	No	/ /		COMMERCIAL	201	0					
08-018-015-22	633 11TH ST	01/04/16	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$224,700	62.77	\$449,317	\$182,589	\$175,411	\$298,353	0.588	14,366	\$12.21	201	58.7930			\$160,046	No	/ /		COMMERCIAL	201	0					
08-036-013-20	187 M-89 HWY	10/01/19	\$1,329,000	WD	03-ARM'S LENGTH	\$1,329,000	\$812,100	61.11	\$1,833,992	\$514,521	\$814,479	\$1,319,471	0.617	9,358	\$87.04	201	16.5474			\$332,535	No	/ /		COMMERCIAL	201	0					
08-019-015-00	1175 M-89	02/18/20	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$758,000	65.91	\$1,515,978	\$247,732	\$902,268	\$1,418,620	0.636	7,686	\$117.39	201	63.6018			\$193,406	No	/ /		COMMERCIAL	201	0					
08-030-002-00	1194 M-89	01/18/17	\$246,336	WD	03-ARM'S LENGTH	\$246,336	\$145,500	59.07	\$291,076	\$67,871	\$178,465	\$249,670	0.715	5,120	\$34.86	201	101.0041			\$58,889	No	/ /		COMMERCIAL	201	0					
08-017-017-00	731 10TH ST	09/15/17	\$404,500	WD	03-ARM'S LENGTH	\$404,500	\$226,200	55.92	\$452,365	\$67,721	\$336,779	\$430,251	0.783	9,168	\$36.73	201	78.2751			\$67,721	No	/ /		COMMERCIAL	201	0					
08-018-024-10	626 10TH ST	03/06/18	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$124,600	55.38	\$249,139	\$43,670	\$181,330	\$229,831	0.789	1,676	\$108.19	004	78.8971			\$21,025	No	/ /		COMMERCIAL	201	0					
08-020-015-00	595 10TH ST	11/21/17	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$113,400	52.74	\$226,798	\$70,390	\$144,610	\$174,953	0.827	2,368	\$61.07	201	82.6565			\$41,614	No	/ /		COMMERCIAL	201	0					
08-032-018-00	181 10TH ST	02/24/20	\$234,900	LC	03-ARM'S LENGTH	\$234,900	\$0	0.00	\$245,490	\$61,390	\$173,510	\$205,928	0.843	4,794	\$36.19	201	#REF!			\$61,390	No	/ /		COMMERCIAL	201	0					
08-020-022-00	569 10TH ST	03/10/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$58,500	47.18	\$116,931	\$38,653	\$85,347	\$87,559	0.975	2,184	\$39.08	201	97.4734			\$28,072	No	/ /		COMMERCIAL	201	0					
08-020-022-00	569 10TH ST	04/25/14	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$41,300	55.07	\$80,197	\$21,039	\$53,961	\$53,780	1.003	2,132	\$25.31	201	100.3366			\$21,039	No	/ /		COMMERCIAL	201	0					
08-019-022-13	532 10TH ST	10/15/18	\$1,241,212	WD	03-ARM'S LENGTH	\$1,241,212	\$596,100	48.03	\$1,192,216	\$73,900	\$1,167,312	\$1,016,651	1.148	9,197	\$126.92	003	114.8194			\$73,900	No	/ /	08-019-022-11	COMMERCIAL	201	0					
08-019-022-13	532 10TH ST	12/08/21	\$1,370,000	WD	03-ARM'S LENGTH	\$1,370,000	\$513,200	37.46	\$1,026,449	\$213,347	\$1,156,653	\$909,510	1.272	9,197	\$125.76	003	127.1732			\$84,398	No	/ /		COMMERCIAL	201	0					
08-024-007-00	12 106TH AVE	07/25/22	\$500,000	LC	03-ARM'S LENGTH	\$500,000	\$117,600	23.52	\$266,831	\$15,938	\$484,062	\$280,641	1.725	4,436	\$109.12	201	172.4845	2 STORY		\$6,730	No	/ /	08-024-007-10	COMMERCIAL	201	100					
08-032-028-01	87 10TH ST	11/04/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$98,000	32.67	\$202,150	\$101,359	\$198,641	\$112,742	1.762	8,721	\$22.78	201	92.8953			\$80,032	No	/ /	08-032-026-21	COMMERCIAL	201	0					
Totals:			\$8,447,948			\$8,447,948	\$4,458,600		\$9,407,225		\$6,520,049	\$7,827,557			\$63.09		7.6616														
								Sale. Ratio =>	52.78									E.C.F. =>	0.833	Std. Deviation=>		0.40054768									
								Std. Dev. =>	25.08									Ave. E.C.F. =>	0.910	Ave. Variance=>		#REF!	Coefficient of Var=>		#REF!						

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08-415-022-00	1020 S STONERIDGE DR	8/8/2022	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$142,600	52.81	\$285,259	\$27,724	\$242,276	\$254,733	0.951	1,756	\$137.97	8415	5.3813	RANCH		\$18,000	No	//		PINE MEADOWS(19)	401	81			
08-415-028-00	507 FOX MOOR DR	7/30/2020	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$183,100	65.39	\$366,248	\$47,948	\$232,052	\$314,837	0.737	1,576	\$147.24	8415	26.7856	1 STORY		\$18,000	No	//		PINE MEADOWS(19)	401	97			
08-415-033-00	527 FOX MOOR DR	5/10/2021	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$162,900	52.55	\$325,842	\$33,283	\$276,717	\$289,376	0.956	1,848	\$149.74	8415	4.8657	1 STORY		\$18,000	No	//		PINE MEADOWS(19)	401	82			
08-415-037-00	526 FOX MOOR DR	4/28/2021	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$147,200	46.73	\$294,377	\$24,398	\$290,602	\$267,042	1.088	1,574	\$184.63	8415	8.3316	1 STORY		\$18,000	No	//		PINE MEADOWS(19)	401	97			
08-415-047-00	1027 S STONERIDGE DR	1/11/2020	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$141,000	52.42	\$282,091	\$26,451	\$242,549	\$252,859	0.959	1,523	\$159.26	8415	4.5683	1 STORY		\$18,000	No	//		PINE MEADOWS(19)	401	96			
08-415-051-00	483 S BRIDGEVIEW DR	2/10/2020	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$150,000	56.6	\$300,032	\$29,703	\$235,297	\$267,388	0.88	1,559	\$150.93	8415	12.4927	1 STORY		\$18,000	No	//		PINE MEADOWS(19)	401	83			
08-415-055-00	1047 S STONERIDGE DR	3/30/2022	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$163,300	42.42	\$326,543	\$24,267	\$360,733	\$298,987	1.207	1,570	\$229.77	8415	20.1605	1 STORY		\$18,000	No	//		PINE MEADOWS(19)	401	96			
08-415-063-00	1069 S STONERIDGE DR	5/4/2022	\$352,444	WD	03-ARM'S LENGTH	\$352,444	\$162,900	46.22	\$325,896	\$29,985	\$322,459	\$292,691	1.102	2,383	\$135.32	8415	9.6792	BI-LEVEL		\$18,000	No	//		PINE MEADOWS(19)	401	96			
08-415-067-00	1051 S STONERIDGE DR	10/12/2021	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$181,200	51.4	\$362,321	\$30,084	\$322,416	\$328,622	0.981	2,208	\$146.02	8415	2.3797	RANCH		\$18,000	No	//		PINE MEADOWS(19)	401	83			
08-415-074-00	1072 S STONERIDGE DR	7/15/2022	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$144,300	43.07	\$288,660	\$23,869	\$311,131	\$261,910	1.188	1,586	\$196.17	8415	18.302	1 STORY		\$18,000	No	//		PINE MEADOWS(19)	401	98			
Totals:			\$3,133,944			\$3,133,944	\$1,578,500		\$3,157,269		\$2,836,232	\$2,828,444			\$163.70		0.2158												
								Sale. Ratio =>	50.37					E.C.F. =>	1.003	Std. Deviation=>		0.143651444											
								Std. Dev. =>	6.86					Ave. E.C.F. =>	1.005	Ave. Variance=>		11.2947	Coefficient of Var=>		11.2394671								

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08-410-014-00	967 SCENIC VIEW	2/14/2020	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$60,739	\$194,261	\$218,961	0.887	1,764	\$110.13	410	#DIV/0!	2 STORY		\$36,000	No	//		PINE SHORES (12)	401	87
08-410-015-00	963 SCENIC DR	8/5/2022	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$44,985	\$355,015	\$270,055	1.315	2,055	\$172.76	410	#DIV/0!	2 STORY		\$36,000	No	//		PINE SHORES (12)	401	88
08-410-018-00	970 SCENIC VIEW	3/26/2021	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$41,391	\$210,609	\$210,213	1.002	1,547	\$136.14	410	#DIV/0!	TRI-LEVEL		\$36,000	No	//		PINE SHORES (12)	401	82
08-415-021-00	1024 S STONERIDGE DR	9/8/2022	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$33,537	\$316,463	\$295,573	1.071	2,638	\$119.96	8415	#DIV/0!	2 STORY		\$22,000	No	//		PINE MEADOWS(19)	401	80
08-415-022-00	1020 S STONERIDGE DR	8/8/2022	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$31,724	\$238,276	\$254,733	0.935	1,756	\$135.69	8415	#DIV/0!	RANCH		\$22,000	No	//		PINE MEADOWS(19)	401	81
08-415-028-00	507 FOX MOOR DR	7/30/2020	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$52,153	\$227,847	\$314,838	0.724	1,576	\$144.57	8415	#DIV/0!	1 STORY		\$22,000	No	//		PINE MEADOWS(19)	401	97
08-415-033-00	527 FOX MOOR DR	5/10/2021	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$37,283	\$272,717	\$289,376	0.942	1,848	\$147.57	8415	#DIV/0!	1 STORY		\$22,000	No	//		PINE MEADOWS(19)	401	82
08-415-036-00	530 FOX MOOR DR	6/23/2021	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$28,391	(\$8,391)	\$0	#DIV/0!	0	#DIV/0!	8415	#DIV/0!	1 STORY		\$22,000	No	//		PINE MEADOWS(19)	401	100
08-415-037-00	526 FOX MOOR DR	4/28/2021	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$28,398	\$286,602	\$267,042	1.073	1,574	\$182.09	8415	#DIV/0!	1 STORY		\$22,000	No	//		PINE MEADOWS(19)	401	97
08-415-047-00	1027 S STONERIDGE DR	1/11/2020	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$30,451	\$238,549	\$252,859	0.943	1,523	\$156.63	8415	#DIV/0!	1 STORY		\$22,000	No	//		PINE MEADOWS(19)	401	96
08-415-051-00	483 S BRIDGEVIEW DR	2/10/2020	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$33,703	\$231,297	\$267,388	0.865	1,559	\$148.36	8415	#DIV/0!	1 STORY		\$22,000	No	//		PINE MEADOWS(19)	401	83
08-415-055-00	1047 S STONERIDGE DR	3/30/2022	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$28,267	\$356,733	\$298,987	1.193	1,570	\$227.22	8415	#DIV/0!	1 STORY		\$22,000	No	//		PINE MEADOWS(19)	401	96
08-415-063-00	1069 S STONERIDGE DR	5/4/2022	\$352,444	WD	03-ARM'S LENGTH	\$352,444	\$33,985	\$318,459	\$292,691	1.088	2,383	\$133.64	8415	#DIV/0!	BI-LEVEL		\$22,000	No	//		PINE MEADOWS(19)	401	96
08-415-067-00	1051 S STONERIDGE DR	10/12/2021	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$34,084	\$318,416	\$328,622	0.969	2,208	\$144.21	8415	#DIV/0!	RANCH		\$22,000	No	//		PINE MEADOWS(19)	401	83
08-415-074-00	1072 S STONERIDGE DR	7/15/2022	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$27,869	\$307,131	\$261,910	1.173	1,586	\$193.65	8415	#DIV/0!	1 STORY		\$22,000	No	//		PINE MEADOWS(19)	401	98
		Totals:	\$4,410,944			\$4,410,944		\$3,863,984	\$3,823,248			#DIV/0!		#DIV/0!									
										E.C.F. =>	1.011	Std. Deviation=>		#DIV/0!									
										Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>		#DIV/0!	Coefficient of Var=>	#DIV/0!							

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08-060-053-00	1015 MILLER RD	06/28/21	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$136,300	62.67	\$272,680	\$28,272	\$189,228	\$236,829	0.799	1,388	\$136.33	060	29.5180	RANCH		\$18,800	No	//		ALPINE ESTATES (18)	401	69	
08-160-016-00	174 11TH ST	10/29/20	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$78,900	46.44	\$157,723	\$20,731	\$149,169	\$132,744	1.124	1,344	\$110.99	160	2.9547	RANCH		\$20,731	No	//		EARL SUB (31)	401	88	
08-260-044-00	1049 BRONSON AVE	06/16/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$76,300	42.39	\$152,576	\$18,250	\$161,750	\$130,161	1.243	1,256	\$128.78	260	14.8507	1 STORY		\$13,483	No	//		GORES ADD (31)	401	69	
08-260-046-00	1053 BRONSON AVE	12/14/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$80,600	47.41	\$161,278	\$17,622	\$152,378	\$139,202	1.095	1,513	\$100.71	260	0.0472	1 STORY		\$13,483	No	//		GORES ADD (31)	401	84	
08-260-065-00	165 LIBERTY ST	11/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$61,100	48.88	\$122,119	\$16,576	\$108,424	\$102,270	1.060	960	\$112.94	260	3.4015	MODULAR		\$14,149	No	//		GORES ADD (31)	401	64	
08-280-013-00	848 106TH AVE	10/13/20	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$80,500	50.34	\$160,971	\$20,835	\$139,065	\$135,791	1.024	1,220	\$113.99	280	7.0073	1 STORY		\$19,176	No	//		GUN PLAIN ACRES (20)	401	83	
08-280-015-00	569 9TH ST	06/11/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$91,800	47.08	\$183,594	\$18,921	\$176,079	\$159,567	1.103	1,288	\$136.71	280	0.9295	1 STORY		\$18,921	No	//		GUN PLAIN ACRES (20)	401	96	
08-280-026-00	564 8TH ST	07/07/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$106,800	40.30	\$213,520	\$19,364	\$245,636	\$188,136	1.306	1,455	\$168.82	280	21.1447	1 STORY		\$19,364	No	//		GUN PLAIN ACRES (20)	401	79	
Totals:			\$1,482,300			\$1,482,300	\$712,300			\$1,424,461	\$1,321,729	\$1,224,700			\$126.16		1.4959										
								Sale. Ratio =>	48.05			E.C.F. =>	1.079	Std. Deviation=>		0.151621003											
								Std. Dev. =>	6.71			Ave. E.C.F. =>	1.094	Ave. Variance=>		9.9817	Coefficient of Var=>		9.122501474								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.					
08-050-001-00	1010 TAYLOR DR	09/01/20	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$125,100	55.11	\$250,142	\$46,805	\$180,195	\$189,503	0.951	1,306	\$137.97	08050	10.3280	1 STORY		\$15,750	No	/ /		SUBDIVISIONS IN SEC 18	401	82					
08-050-020-00	1025 ALLEN CT	10/29/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$126,300	47.66	\$252,508	\$20,252	\$244,748	\$216,455	1.131	1,288	\$190.02	08050	7.6551	RANCH		\$11,341	No	/ /		SUBDIVISIONS IN SEC 18	401	78					
08-050-038-00	1025 TAYLOR DR	06/21/21	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$106,500	42.43	\$212,979	\$15,592	\$235,408	\$183,958	1.280	1,920	\$122.61	08050	22.5522	BI-LEVEL		\$11,340	No	/ /		SUBDIVISIONS IN SEC 18	401	83					
08-220-008-00	947 GAINDER RD	05/20/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$57,100	67.18	\$114,274	\$21,542	\$63,458	\$86,423	0.734	1,734	\$36.60	220	31.9890	1 STORY		\$21,542	No	/ /		GAINDER-MORRISON PLAT(8)	401	51					
08-220-030-00	931 N 10TH ST	07/01/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$101,000	57.71	\$201,999	\$68,897	\$106,103	\$124,047	0.855	1,263	\$84.01	220	19.8813	RANCH		\$59,404	No	/ /		GAINDER-MORRISON PLAT(8)	401	78					
08-220-043-00	932 GAINDER RD	06/28/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$75,600	45.00	\$151,226	\$25,851	\$142,149	\$116,845	1.217	1,352	\$105.14	220	16.2396	MODULAR		\$22,583	No	/ /		GAINDER-MORRISON PLAT(8)	401	72					
08-220-044-10	923 GAINDER RD	05/05/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$88,500	73.75	\$177,051	\$35,900	\$84,100	\$131,548	0.639	1,056	\$79.64	220	41.4851	RANCH		\$16,246	No	/ /		GAINDER-MORRISON PLAT(8)	401	68					
08-220-044-10	923 GAINDER RD	08/27/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,500	40.23	\$177,051	\$35,900	\$184,100	\$131,548	1.399	1,056	\$174.34	220	34.5328	RANCH		\$16,246	No	/ /		GAINDER-MORRISON PLAT(8)	401	68					
08-400-012-00	1049 N GUN RIVER DR	07/28/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$95,200	48.82	\$190,445	\$13,482	\$181,518	\$164,924	1.101	1,794	\$101.18	400	4.6458	RANCH		\$13,482	No	/ /		SUBDIVISIONS IN SEC 18	401	79					
08-550-002-00	1181 106TH AVE	07/27/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$127,400	52.00	\$254,860	\$26,600	\$218,400	\$212,731	1.027	1,344	\$162.50	550	2.7511	RANCH		\$20,790	No	/ /		SUBDIVISIONS IN SEC 18	401	72					
Totals:						\$2,570,500	\$1,269,800		\$2,539,733		\$1,640,179	\$1,557,981			\$109.54		3.4186														
								Sale. Ratio =>	49.40									E.C.F. =>	1.053	Std. Deviation=>		0.465345591									
								Std. Dev. =>	30.89									Ave. E.C.F. =>	1.054	Ave. Variance=>		34.7340	Coefficient of Var=>		32.94941869						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
08-200-003-00	202 GOLFVIEW DR	08/12/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$152,800	61.12	\$305,684	\$31,113	\$218,887	\$242,768	0.902	1,584	\$138.19	200	30.3230	1 STORY		\$31,113	No	//		FAIRWAY ESTATE(25)	401	82			
08-200-004-00	204 GOLFVIEW DR	11/09/21	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$128,900	39.18	\$257,864	\$27,124	\$301,876	\$204,014	1.480	1,652	\$182.73	200	27.4823	1 STORY		\$27,124	No	//		FAIRWAY ESTATE(25)	401	68			
08-200-005-00	203 DEER RUN BLVD	08/13/21	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$124,800	35.45	\$249,541	\$32,033	\$319,967	\$192,315	1.664	1,488	\$215.03	200	45.8908	1 STORY		\$32,033	No	//		FAIRWAY ESTATE(25)	401	68			
08-200-018-00	251 FAIRWAY CT	03/31/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$134,300	43.04	\$268,527	\$35,993	\$276,007	\$205,600	1.342	1,763	\$156.56	200	13.7585	RANCH		\$35,993	No	//		FAIRWAY ESTATE(25)	401	74			
08-200-028-00	279 B FAIRWAY CT	08/27/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$69,000	41.57	\$138,077	\$10,787	\$155,213	\$112,546	1.379	576	\$269.47	200	17.4243	DUPLEX		\$10,787	No	//		FAIRWAY ESTATE(25)	401	70			
08-200-031-10	278 FAIRWAY CT UNIT B	07/01/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$86,300	55.68	\$172,649	\$14,246	\$140,754	\$140,056	1.005	1,524	\$92.36	200	19.9873	CONDO		\$14,246	No	//		FAIRWAY ESTATE(25)	401	68			
08-200-032-00	276 FAIRWAY CT	06/03/21	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$111,800	43.67	\$223,615	\$28,688	\$227,312	\$172,349	1.319	2,112	\$107.63	200	11.4044	DUPLEX		\$28,688	No	//		FAIRWAY ESTATE(25)	401	72			
08-200-041-00	246 FAIRWAY CT	08/20/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,900	47.33	\$269,758	\$35,109	\$249,891	\$207,470	1.204	1,325	\$188.60	200	0.0393	1 STORY		\$27,884	No	//		FAIRWAY ESTATE(25)	401	73			
08-200-044-00	234 FAIRWAY CT	09/14/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$183,400	56.43	\$366,840	\$28,277	\$296,723	\$299,348	0.991	2,174	\$136.49	200	21.3629	1 STORY		\$28,277	No	//		FAIRWAY ESTATE(25)	401	73			
08-200-050-00	237 DEER RUN BLVD	12/03/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,600	48.20	\$289,279	\$29,890	\$270,110	\$229,345	1.178	2,000	\$135.06	200	2.7113	1 STORY		\$29,890	No	//		FAIRWAY ESTATE(25)	401	69			
08-200-064-00	276 DOSTER RD	07/29/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$147,500	45.38	\$294,976	\$31,113	\$293,887	\$233,301	1.260	1,900	\$154.68	200	5.4833	2 STORY		\$31,113	No	//		FAIRWAY ESTATE(25)	401	69			
08-200-093-00	40 EAGLE GREEN CT	09/01/20	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$179,800	69.42	\$359,514	\$30,390	\$228,610	\$291,003	0.786	1,792	\$127.57	200	41.9265	1 STORY		\$24,100	No	//		FAIRWAY ESTATE(25)	401	95			
08-341-005-00	140 COUNTRY CLUB BLVD	07/29/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$133,600	44.53	\$267,290	\$20,246	\$279,754	\$218,430	1.281	1,697	\$164.85	341	7.5892	RANCH		\$20,246	No	//		LAKE DOSTER EST 1 (SW25)	401	69			
08-341-006-00	144 COUNTRY CLUB BLVD	07/29/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$122,600	42.28	\$245,261	\$25,863	\$264,137	\$193,986	1.362	2,048	\$128.97	341	15.6771	2 STORY		\$25,863	No	//		LAKE DOSTER EST 1 (SW25)	401	59			
08-341-008-00	150 COUNTRY CLUB BLVD	10/15/21	\$230,000	LC	03-ARM'S LENGTH	\$230,000	\$124,200	54.00	\$249,592	\$25,493	\$204,507	\$186,905	1.094	2,240	\$91.30	341	11.0682	2 STORY		\$25,493	No	//		LAKE DOSTER EST 1 (SW25)	401	82			
08-341-021-00	193 COUNTRY CLUB BLVD	08/23/21	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$176,900	44.45	\$353,748	\$29,157	\$368,843	\$286,995	1.285	1,866	\$197.67	341	8.0332	1 STORY		\$29,157	No	//		LAKE DOSTER EST 1 (SW25)	401	84			
08-341-035-00	135 COUNTRY CLUB BLVD	12/21/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$207,300	50.56	\$414,536	\$54,776	\$355,224	\$318,090	1.117	2,200	\$161.47	341	8.8119	1 STORY		\$54,776	No	//		LAKE DOSTER EST 1 (SW25)	401	66			
08-341-038-01	38 CLUB HOUSE CT	07/24/20	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$0	0.00	\$269,763	\$29,882	\$217,618	\$208,592	1.043	1,370	\$158.85	341	16.1589	1 STORY		\$25,731	No	//		LAKE DOSTER EST 1 (SW25)	401	87			
08-341-038-01	38 CLUB HOUSE CT	07/24/20	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$178,000	71.92	\$293,317	\$53,436	\$194,064	\$208,592	0.930	1,370	\$141.65	341	27.4508	1 STORY		\$49,285	No	//		LAKE DOSTER EST 1 (SW25)	401	87			
08-342-044-00	246 GOLFVIEW DR	08/31/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$143,200	39.23	\$286,499	\$29,026	\$335,974	\$227,651	1.476	1,464	\$229.49	341	27.0972	1 STORY		\$29,026	No	//		LAKE DOSTER EST 1 (SW25)	401	78			
Totals:			\$5,802,000			\$5,802,000	\$2,683,900			\$5,576,330	\$5,199,358	\$4,379,356			\$158.93		1.7617												
									Sale. Ratio =>	46.26				E.C.F. =>	1.187				Std. Deviation=>	0.22209261									
									Std. Dev. =>	14.70				Ave. E.C.F. =>	1.205				Ave. Variance=>	17.9840	Coefficient of Var=>	14.92624505							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
08-015-019-00	602 MARSH RD	05/07/21	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$134,400	51.30	\$268,807	\$43,283	\$218,717	\$192,263	1.138	1,176	\$185.98	001	15.8105	RANCH		\$41,480	No	//		NE 1/4	401	83			
08-005-015-01	1099 10TH ST	10/01/20	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$124,000	51.13	\$248,044	\$54,583	\$187,917	\$164,928	1.139	1,472	\$127.66	002	113.9385	1 STORY		\$50,867	No	//		NW 1/4	401	78			
08-001-042-00	32 PINE RD	07/10/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$92,300	51.28	\$184,680	\$20,797	\$159,203	\$139,713	1.140	1,280	\$124.38	001	113.9503	RANCH		\$20,797	No	//		NE 1/4	401	87			
08-006-009-00	1110 10TH ST	10/15/20	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$92,600	51.16	\$185,234	\$27,198	\$153,802	\$134,728	1.142	1,056	\$145.65	002	114.1574	RANCH		\$27,198	No	//		NW 1/4	401	64			
08-001-048-00	1155 MARSH RD	10/26/20	\$189,400	WD	03-ARM'S LENGTH	\$189,400	\$96,100	50.74	\$192,115	\$42,600	\$146,800	\$127,464	1.152	1,758	\$83.50	001	115.1700	1 STORY		\$42,600	No	//		NE 1/4	401	58			
08-005-015-00	1099 10TH ST	10/01/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$0	0.00	\$248,477	\$55,016	\$189,984	\$164,928	1.152	1,472	\$129.07	002	115.1918	1 STORY		\$51,300	No	//		NW 1/4	1	78			
08-008-020-00	916 110TH AVE	08/19/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$97,100	50.57	\$194,147	\$27,000	\$165,000	\$142,495	1.158	1,829	\$90.21	002	115.7933	2 STORY		\$27,000	No	//		NW 1/4	401	61			
08-011-013-00	912 MARSH RD	10/06/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,000	50.30	\$165,964	\$35,600	\$129,400	\$111,137	1.164	1,076	\$120.26	001	158.2671	1 STORY		\$35,600	No	//		NE 1/4	401	70			
08-007-012-41	1165 108TH AVE	04/23/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$13,000	4.33	\$300,803	\$48,086	\$251,914	\$215,445	1.169	2,112	\$119.28	002	116.9273	RANCH		\$25,992	No	//	08-007-012-70	NW 1/4	401	65			
08-003-006-10	1109 5TH ST	08/21/20	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$83,400	49.09	\$166,824	\$21,785	\$148,115	\$123,648	1.198	1,640	\$90.31	001	119.7877	MODULAR		\$21,785	No	//		NE 1/4	401	68			
08-014-024-00	611 2ND ST	06/11/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$62,100	47.77	\$124,214	\$32,000	\$98,000	\$78,614	1.247	1,404	\$69.80	001	25.1924	BI-LEVEL		\$32,000	No	//		NE 1/4	401	53			
08-011-010-00	925 MARSH RD	06/08/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$76,600	47.88	\$153,231	\$47,550	\$112,450	\$90,095	1.248	1,016	\$110.68	001	124.8132	1 STORY		\$47,550	No	//		NE 1/4	401	75			
08-014-002-01	775 2ND ST	09/30/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$125,400	46.44	\$250,876	\$66,930	\$203,070	\$156,817	1.295	1,620	\$125.35	001	63.9257	1 STORY		\$52,930	No	//		NE 1/4	401	69			
08-006-022-00	1043 110TH AVE	09/21/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$109,100	46.23	\$218,251	\$48,573	\$187,427	\$144,653	1.296	1,400	\$133.88	002	129.5700	RANCH		\$33,366	No	//		NW 1/4	401	62			
08-011-003-10	972 MARSH RD	01/20/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$114,800	45.92	\$229,633	\$48,000	\$202,000	\$154,845	1.305	1,500	\$134.67	001	130.4532	1 STORY		\$48,000	No	//		NE 1/4	401	73			
08-018-034-10	768 11TH ST	11/23/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$135,700	45.23	\$271,314	\$18,537	\$281,463	\$215,496	1.306	1,882	\$149.56	002	5.8109	1 STORY		\$18,537	No	//		NW 1/4	401	73			
08-006-021-00	1014 10TH ST	05/05/21	\$226,500	WD	03-ARM'S LENGTH	\$226,500	\$101,800	44.94	\$203,543	\$35,622	\$190,878	\$143,155	1.333	1,944	\$98.19	002	133.3364	RANCH		\$35,622	No	//		NW 1/4	401	72			
08-014-018-00	655 PIERCE RD	09/10/20	\$271,500	WD	03-ARM'S LENGTH	\$271,500	\$121,400	44.71	\$242,756	\$49,478	\$222,022	\$164,772	1.347	1,144	\$194.08	001	134.7447	RANCH		\$49,478	No	//		NE 1/4	401	77			
08-009-008-10	988 7TH ST	03/25/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$115,600	44.12	\$231,244	\$29,058	\$232,942	\$172,367	1.351	1,944	\$119.83	002	135.1434	2 STORY		\$29,058	No	//		NW 1/4	401	85			
08-001-046-00	29 PINE RD	02/02/21	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$129,100	44.21	\$258,216	\$50,980	\$241,020	\$176,672	1.364	1,680	\$143.46	001	136.4225	RANCH		\$50,980	No	//		NE 1/4	401	67			
08-018-033-10	1010 107TH AVE	08/12/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$107,800	43.12	\$215,556	\$16,237	\$233,763	\$169,922	1.376	1,304	\$179.27	002	10.1223	RANCH		\$16,237	No	//		NW 1/4	401	76			
08-009-010-00	984 7TH ST	02/11/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$95,600	42.49	\$191,296	\$20,157	\$204,843	\$145,899	1.404	1,488	\$137.66	002	140.4010	1 STORY		\$17,606	No	//		NW 1/4	401	74			
08-006-001-30	1040 112TH AVE	06/04/21	\$228,250	WD	03-ARM'S LENGTH	\$228,250	\$98,500	43.15	\$197,060	\$47,932	\$180,318	\$127,134	1.418	1,040	\$173.38	002	141.8332	RANCH		\$43,000	No	//		NW 1/4	401	66			
08-012-023-50	184 109TH AVE	09/08/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$126,500	42.88	\$253,007	\$55,000	\$240,000	\$168,804	1.422	1,450	\$165.52	001	142.1768	RANCH		\$55,000	No	//		NE 1/4	401	64			
08-007-012-30	866 11TH ST	09/01/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$108,900	42.71	\$217,884	\$55,076	\$199,924	\$138,796	1.440	1,568	\$127.50	002	144.0414	2 STORY		\$55,076	No	//		NW 1/4	401	66			
08-011-011-00	919 MARSH RD	05/21/21	\$204,400	WD	03-ARM'S LENGTH	\$204,400	\$82,800	40.51	\$165,560	\$15,658	\$188,742	\$127,794	1.477	1,130	\$167.03	001	147.6927	1 STORY		\$15,658	No	//		NE 1/4	401	77			
08-007-024-00	806 10TH ST	04/20/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,400	40.80	\$142,850	\$27,000	\$148,000	\$98,764	1.499	1,130	\$130.97	002	149.8524	RANCH		\$27,000	No	//		NW 1/4	401	74			
08-001-040-10	13000 PINE LAKE RD	08/06/21	\$151,100	WD	03-ARM'S LENGTH	\$151,100	\$61,900	40.97	\$123,740	\$40,000	\$111,100	\$71,390	1.556	680	\$163.38	001	155.6249	1 STORY		\$40,000	No	//		NE 1/4	401	79			
08-545-011-00	1198 PAULA ST	02/25/21	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$80,700	37.98	\$161,482	\$14,825	\$197,675	\$125,027	1.581	896	\$220.62	545	35.3153	1 STORY		\$14,825	No	//		NW 1/4	401	78			
08-009-022-00	770 109TH AVE	11/10/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$132,200	38.88	\$264,336	\$54,747	\$285,253	\$178,678	1.596	2,000	\$142.63	002	159.6466	RANCH		\$54,747	No	//		NW 1/4	401	73			
08-006-025-01	1007 110TH AVE	01/28/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$98,100	36.07	\$196,245	\$30,360	\$241,640	\$141,419	1.709	1,360	\$177.68	002	170.8676	RANCH		\$30,360	No	//		NW 1/4	401	78			
08-012-004-00	976 DOSTER RD	03/01/21	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$88,800	31.27	\$177,584	\$13,600	\$270,400	\$139,799	1.934	1,728	\$156.48	001	193.4208	2 STORY		\$13,600	No	//		NE 1/4	401	78			
08-007-012-40	1165 108TH AVE	04/23/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$13,000	4.33	\$187,541	\$25,992	\$274,008	\$137,723	1.990	2,112	\$129.74	002	198.9560	RANCH		\$25,992	No	//	08-007-012-70	NW 1/4	1	59			
08-014-023-10	613 2ND ST	02/12/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$71,300	27.42	\$142,648	\$55,193	\$204,807	\$74,557	2.747	1,120	\$182.86	001	274.6997	1 STORY		\$55,193	No	//		NE 1/4	401	53			
Totals:			\$7,977,050			\$7,977,050	\$3,145,000		\$6,975,162		\$6,702,597	\$4,859,939			\$139.72		2.6509												
									Sale. Ratio =>	39.43				E.C.F. =>	1.379	Std. Deviation=>			0.31890631										
									Std. Dev. =>	13.14				Ave. E.C.F. =>	1.406	Ave. Variance=>			123.0311	Coefficient of Var=>			87.52542768						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.							
08-441-014-00	353 SHANGRI-LA CIRCLE	05/04/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$214,600	46.65	\$429,182	\$74,054	\$385,946	\$296,434	1.302	2,727	\$141.53	441	130.1962	2 STORY		\$74,054	No	//		SHANGRI-LA (25)	401	68							
08-441-025-00	329 SHANGRI-LA CIR	10/01/20	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$182,200	46.73	\$364,311	\$55,431	\$334,469	\$257,830	1.297	1,675	\$199.68	441	129.7248	1 STORY		\$49,800	No	//		SHANGRI-LA (25)	401	74							
08-443-066-00	8 DRAKE CT	10/11/21	\$437,500	WD	03-ARM'S LENGTH	\$437,500	\$218,600	49.97	\$437,199	\$63,625	\$373,875	\$311,831	1.199	3,410	\$109.64	441	10.5632	2 STORY		\$63,625	No	//		SHANGRI-LA (25)	401	79							
08-443-067-00	12 DRAKE CT	09/02/20	\$516,000	WD	03-ARM'S LENGTH	\$516,000	\$226,100	43.82	\$452,285	\$82,401	\$433,599	\$308,751	1.404	2,000	\$216.80	441	9.9766	1 STORY		\$82,401	No	//		SHANGRI-LA (25)	401	72							
08-443-078-00	12 HERON CT	02/08/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$123,300	44.04	\$246,578	\$34,762	\$245,238	\$176,808	1.387	1,250	\$196.19	441	8.2432	RANCH		\$34,762	No	//		SHANGRI-LA (25)	401	69							
08-443-079-00	16 HERON CT	08/17/20	\$278,500	WD	03-ARM'S LENGTH	\$278,500	\$147,400	52.93	\$294,873	\$44,009	\$234,491	\$209,402	1.120	1,500	\$156.33	441	#REF!	1 STORY		\$44,009	No	//		SHANGRI-LA (25)	401	66							
08-443-093-00	427 MIDLAKES BLVD	01/29/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$246,500	48.33	\$492,922	\$74,822	\$435,178	\$348,998	1.247	2,462	\$176.76	441	1.5710	1 STORY		\$74,822	No	//		SHANGRI-LA (25)	401	73							
08-444-001-00	366 MIDLAKES BLVD	05/10/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$273,500	52.10	\$547,090	\$74,164	\$450,836	\$394,763	1.142	3,839	\$117.44	441	#REF!	2 STORY		\$68,396	No	//		SHANGRI-LA (25)	401	74							
08-460-024-00	355 HORSESHOE CT	10/29/21	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$236,100	41.79	\$472,289	\$36,040	\$528,960	\$364,148	1.453	2,276	\$232.41	460	18.9953	2 STORY		\$36,040	No	//		SHELTERED BAY SUBDIV (25)	401	78							
08-460-044-00	341 HORSESHOE CT	05/01/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$125,700	44.89	\$251,474	\$25,000	\$255,000	\$189,043	1.349	1,056	\$241.48	460	3.7521	BI-LEVEL		\$25,000	No	//		SHELTERED BAY SUBDIV (25)	401	83							
08-460-075-00	352 HORSESHOE CT	10/07/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$147,300	49.10	\$294,693	\$24,966	\$275,034	\$225,148	1.222	1,856	\$148.19	460	122.1571	BI-LEVEL		\$20,580	No	//		SHELTERED BAY SUBDIV (25)	401	74							
08-461-081-00	121 SOUTH LAKE DOSTER DR	09/23/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$202,100	49.29	\$404,162	\$46,602	\$363,398	\$298,464	1.218	1,683	\$215.92	460	121.7560	1 STORY		\$43,990	No	//		SHELTERED BAY SUBDIV (25)	401	77							
08-462-088-00	323 MIDLAKES BLVD	06/26/20	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$239,400	60.00	\$578,710	\$63,979	\$335,021	\$429,659	0.780	2,646	\$126.61	460	77.9738	RANCH		\$46,640	No	//		SHELTERED BAY SUBDIV (25)	401	71							
08-462-089-00	333 MIDLAKES BLVD	04/09/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$206,500	49.76	\$413,061	\$53,000	\$362,000	\$300,552	1.204	2,406	\$150.46	460	120.4451	BI-LEVEL		\$53,000	No	//		SHELTERED BAY SUBDIV (25)	401	90							
08-520-012-00	85 S LAKE DOSTER DR	11/22/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$189,100	48.49	\$378,115	\$61,636	\$328,364	\$264,173	1.243	1,694	\$193.84	520	124.2990	1 STORY		\$61,636	No	//		TROUT COVE SUB(25)	401	73							
08-520-024-00	348 HIGHLAND CT	10/21/21	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$231,100	46.41	\$462,258	\$68,786	\$429,214	\$328,441	1.307	1,488	\$288.45	520	3.9687	1 STORY		\$68,786	No	//		TROUT COVE SUB(25)	401	86							
08-520-026-00	352 HIGHLAND CT	08/07/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$217,600	46.30	\$435,114	\$66,485	\$403,515	\$307,704	1.311	1,976	\$204.21	520	4.4239	1 STORY		\$66,485	No	//		TROUT COVE SUB(25)	401	84							
08-520-036-00	339 HIGHLAND CT	10/22/21	\$492,000	WD	03-ARM'S LENGTH	\$492,000	\$234,900	47.74	\$469,814	\$58,660	\$433,340	\$343,200	1.263	2,392	\$181.16	520	0.4492	2 STORY		\$58,660	No	//		TROUT COVE SUB(25)	401	74							
08-520-048-00	92 S LAKE DOSTER DR	08/11/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$161,600	46.17	\$323,137	\$21,237	\$328,763	\$252,003	1.305	2,426	\$135.52	520	3.7462	1 STORY		\$21,237	No	//		TROUT COVE SUB(25)	401	71							
Totals:			\$8,890,900			\$8,890,900	\$4,220,200		\$8,540,388		\$6,936,241	\$5,607,352			\$184.83		1.2404																
								Sale. Ratio =>	47.47									E.C.F. =>	1.237									Std. Deviation=>	0.145405953				
								Std. Dev. =>	4.11									Ave. E.C.F. =>	1.267									Ave. Variance=>	#REF!			Coefficient of Var=>	#REF!

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
08-006-022-00	1043 110TH AVE	09/21/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$109,100	46.23	\$218,118	\$203,044	\$32,956	\$14,807	2.226	0	#DIV/0!	002	222.5634	RANCH		\$33,366	No	//		NW 1/4	401	62
08-007-012-41	1165 108TH AVE	04/23/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$13,000	4.33	\$300,650	\$283,283	\$16,717	\$17,060	0.980	0	#DIV/0!	002	97.9899	RANCH		\$25,992	No	//	08-007-012-70	NW 1/4	401	65
08-012-022-01	197 109TH AVE	11/17/20	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$241,300	54.22	\$482,692	\$437,965	\$7,035	\$43,936	0.160	0	#DIV/0!	001	16.0119	RANCH		\$81,807	No	//		NE 1/4	401	75
08-014-002-01	775 2ND ST	09/30/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$125,400	46.44	\$250,754	\$236,876	\$33,124	\$13,633	2.430	0	#DIV/0!	001	242.9762	1 STORY		\$52,930	No	//		NE 1/4	401	69
08-014-009-10	270 108TH AVE	10/29/21	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$198,700	58.46	\$397,468	\$360,047	(\$20,147)	\$36,759	(0.548)	0	#DIV/0!	001	206.5008	1 STORY		\$48,760	No	//		NE 1/4	401	94
08-019-005-20	595 11TH ST	11/11/21	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$337,100	49.94	\$674,135	\$302,790	\$372,210	\$364,779	1.020	0	#DIV/0!	003	102.0371	RANCH		\$65,124	No	//		SW 1/4	401	68
08-021-023-00	449 8TH ST	12/06/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$121,800	45.62	\$243,589	\$228,428	\$38,572	\$14,893	2.590	0	#DIV/0!	003	258.9954	1 STORY		\$31,248	No	//		SW 1/4	401	61
08-022-004-01	479 105TH AVE	11/20/20	\$273,167	WD	03-ARM'S LENGTH	\$273,167	\$175,600	64.28	\$351,105	\$301,907	(\$28,740)	\$48,328	(0.595)	0	#DIV/0!	004	211.1614	RANCH		\$48,000	No	//		SE 1/4	401	63
08-022-035-10	486 105TH AVE	02/25/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$97,600	48.80	\$195,270	\$168,775	\$31,225	\$26,027	1.200	0	#DIV/0!	004	119.9738	1 STORY		\$16,702	No	//		SE 1/4	401	75
08-023-003-10	504 3RD ST	09/10/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$216,700	49.25	\$433,374	\$409,755	\$30,245	\$23,201	1.304	0	#DIV/0!	004	130.3587	RANCH		\$54,091	No	//		SE 1/4	401	76
08-026-003-20	322 4TH ST	09/08/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$125,000	47.17	\$250,043	\$244,357	\$20,643	\$5,585	3.696	0	#DIV/0!	004	369.5845	2 STORY		\$55,259	No	//		SE 1/4	401	59
08-027-037-00	500 M-89 HWY	08/09/21	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$82,400	47.11	\$164,778	\$143,045	\$31,855	\$21,349	1.492	0	#DIV/0!	004	149.2127	1 STORY		\$19,868	No	//		SE 1/4	401	68
08-028-016-30	657 M-89 HWY	03/30/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$203,100	37.96	\$406,146	\$364,334	\$170,666	\$41,073	4.155	0	#DIV/0!	003	415.5218	MODULAR		\$55,100	No	//		SW 1/4	401	75
08-029-052-00	234 8TH ST	08/23/21	\$266,500	WD	03-ARM'S LENGTH	\$266,500	\$135,200	50.73	\$270,494	\$257,207	\$9,293	\$13,052	0.712	0	#DIV/0!	003	71.1995	1 STORY		\$21,032	No	//		SW 1/4	401	77
08-030-026-00	1161 102ND AVE	07/14/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,700	44.19	\$141,468	\$134,173	\$25,827	\$7,166	3.604	0	#DIV/0!	003	360.4097	1 STORY		\$22,514	No	//		SW 1/4	401	69
08-032-026-10	91 10TH ST	08/20/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$87,200	55.19	\$174,318	\$144,254	\$13,746	\$29,532	0.465	0	#DIV/0!	003	46.5455	1 STORY		\$21,597	No	//		SW 1/4	401	57
08-032-044-00	821 W BASELINE RD	05/28/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$138,000	37.81	\$433,076	\$269,996	\$95,004	\$160,196	0.593	0	#DIV/0!	003	59.3047	1 STORY		\$50,000	No	//	08-032-042-00	SW 1/4	401	64
08-034-002-30	413 RIVERVIEW DR	11/25/20	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$318,400	50.94	\$636,750	\$585,952	\$39,048	\$49,900	0.783	0	#DIV/0!	004	78.2528	2 STORY		\$56,910	No	//		SE 1/4	401	97
08-036-032-00	171 E BASELINE RD	10/08/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$112,400	48.87	\$224,895	\$211,174	\$18,826	\$13,478	1.397	0	#DIV/0!	004	139.6754	1 STORY		\$50,528	No	//		SE 1/4	401	63
08-036-036-10	49 2ND ST	02/05/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$93,700	53.54	\$187,407	\$73,884	\$101,116	\$111,516	0.907	0	#DIV/0!	004	90.6742	1 STORY		\$55,067	No	//		SE 1/4	401	99
08-220-030-00	931 N 10TH ST	07/01/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$86,100	49.20	\$172,244	\$166,213	\$8,787	\$5,924	1.483	0	#DIV/0!	220	148.3198	RANCH		\$29,702	No	//		GAINDER-MORRISON PLAT(8)	401	78
08-220-044-10	923 GAINDER RD	08/27/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,400	40.18	\$176,882	\$157,807	\$62,193	\$18,738	3.319	0	#DIV/0!	220	331.9134	RANCH		\$16,246	No	//		GAINDER-MORRISON PLAT(8)	401	68
Totals:			\$6,795,467			\$6,795,467	\$3,176,900			\$6,785,656	\$1,110,201	\$1,080,933			#DIV/0!		48.9853									
													E.C.F. =>	1.027												
													Std. Dev. =>	11.32												
													Ave. E.C.F. =>	1.517												
													Ave. Variance=>	175.8719												
													Coefficient of Var=>	115.9394566												