

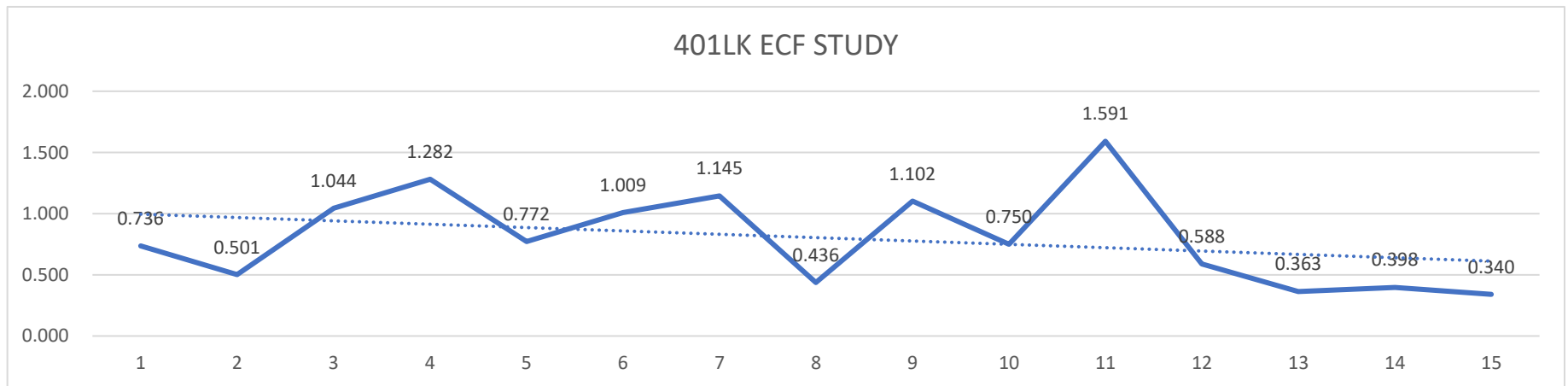
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-001-100-015-01	956 N HURON SHORE DR	06/30/21	\$510,000	LC	03-ARM'S LENGTH	\$510,000
060-023-400-070-00	913 S US-23	11/06/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000
060-023-400-075-10	931 S CRESCENT DR	10/20/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000
060-023-400-095-00	951 S CRESCENT DR	08/30/21	\$355,100	WD	19-MULTI PARCEL ARM'S LENGTH	\$355,100
061-135-000-012-00	1675 S SUNRISE DR	08/10/20	\$265,000	WD	03-ARM'S LENGTH	\$255,000
061-140-000-019-00	1911 S SUNRISE DR	10/15/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000
061-170-000-020-00	1063 S CRESCENT RD	12/29/21	\$487,382	WD	03-ARM'S LENGTH	\$487,382
061-170-000-026-00	1089 S CRESCENT RD	07/10/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000
061-171-000-064-00	1253 S CRESCENT RD	12/02/21	\$359,900	WD	03-ARM'S LENGTH	\$359,900
061-172-000-072-07	1319 S CRESCENT DR	10/22/21	\$649,900	WD	03-ARM'S LENGTH	\$649,900
061-215-000-026-00	435 S LK HURON SHORE DR	07/22/21	\$389,000	WD	03-ARM'S LENGTH	\$389,000
061-215-000-035-00	317 S LK HURON SHORE DR	07/23/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000
120-130-000-010-00	109 HURON AVE	03/31/21	\$324,500	WD	03-ARM'S LENGTH	\$324,500
120-130-000-025-00	301 HURON AVE	10/19/20	\$319,900	WD	03-ARM'S LENGTH	\$312,959
120-130-000-031-00	307 HURON AVE	08/19/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000
Totals:			\$5,990,682			\$5,973,741

Mean	0.80389985
Standard Error	0.097822224
Median	0.750066644
Mode	#N/A
Standard Deviation	0.378863846
Sample Variance	0.143537813
Kurtosis	-0.550988132
Skewness	0.524749701
Range	1.251065164
Minimum	0.340376498
Maximum	1.591441662
Sum	12.05849775
Count	15

2023 060 401LK CLASS ECF

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$199,800	39.18	\$477,139	\$258,420	\$251,580	\$341,748	0.736	3,015	\$83.44	401L
\$235,800	52.40	\$530,077	\$161,593	\$288,407	\$575,756	0.501	4,680	\$61.63	401L
\$167,700	25.80	\$476,345	\$201,262	\$448,738	\$429,817	1.044	1,688	\$265.84	401L
\$132,300	37.26	\$278,595	\$202,337	\$152,763	\$119,153	1.282	864	\$176.81	401L
\$86,500	33.92	\$230,884	\$113,941	\$141,059	\$182,723	0.772	1,222	\$115.43	401L
\$114,100	38.03	\$241,416	\$139,816	\$160,184	\$158,750	1.009	1,120	\$143.02	401L
\$134,900	27.68	\$338,081	\$148,750	\$338,632	\$295,830	1.145	1,803	\$187.82	401L
\$199,800	53.28	\$441,141	\$233,168	\$141,832	\$324,958	0.436	2,727	\$52.01	401L
\$87,700	24.37	\$246,450	\$89,332	\$270,568	\$245,497	1.102	1,376	\$196.63	401L
\$88,100	13.56	\$611,398	\$387,522	\$262,378	\$349,806	0.750	1,264	\$207.58	401L
\$126,200	32.44	\$263,432	\$178,967	\$210,033	\$131,977	1.591	1,260	\$166.69	401L
\$138,600	40.76	\$354,219	\$178,691	\$161,309	\$274,263	0.588	1,568	\$102.88	401L
\$161,800	49.86	\$388,525	\$230,311	\$94,189	\$259,367	0.363	1,475	\$63.86	401L
\$160,100	51.16	\$384,962	\$177,926	\$135,033	\$339,403	0.398	1,680	\$80.38	401L
\$112,700	52.42	\$272,596	\$142,290	\$72,710	\$213,616	0.340	2,772	\$26.23	401L
\$2,146,100		\$5,535,260		\$3,129,415	\$4,242,665			\$128.68	
Sale. Ratio =>	35.93					E.C.F. =>	0.738	Std. Deviation=>	0.37886385
Std. Dev. =>	12.12					Ave. E.C.F. =>	0.804	Ave. Variance=>	30.5188

USE 0.738



Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
7.2681	RANCH		\$243,933	No	/ /
16.2556	RANCH		\$152,250	No	/ /
38.0546	RANCH		\$192,500	No	/ /
61.8598	RANCH		\$188,750	No	/ /
10.8506	RANCH		\$105,000	No	/ /
34.5558	RANCH		\$131,250	No	/ /
48.1211	RANCH		\$148,750	No	/ /
22.7012	RANCH		\$218,750	No	/ /
43.8649	RANCH		\$87,500	No	/ /
8.6592	RANCH		\$176,225	No	/ /
92.7967	RANCH		\$175,000	No	/ /
7.5320	RANCH		\$175,000	No	/ /
22.1521	RANCH		\$222,921	No	/ /
18.6816	TWO STORY		\$168,300	No	/ /
24.4293			\$140,250	No	/ /

6.6294

Coefficient of Var=> 37.96346646

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	LAKE FRONT PARCELS	408	84
	LAKE FRONT PARCELS	408	75
	LAKE FRONT PARCELS	408	97
060-023-400-085-00	LAKE FRONT PARCELS	408	78
	LAKE FRONT PARCELS	408	95
	LAKE FRONT PARCELS	408	71
	LAKE FRONT PARCELS	408	80
	LAKE FRONT PARCELS	408	80
	LAKE FRONT PARCELS	408	95
	LAKE FRONT PARCELS	409	99
	LAKE FRONT PARCELS	408	81
	LAKE FRONT PARCELS	408	95
	LAKE VALUES 401LK	408	94
	LAKE VALUES 401LK	408	94
	LAKE VALUES 401LK	408	0