

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
060-001-400-125-00	595 N PRESERVE DR	07/01/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000
060-023-400-075-10	931 S CRESCENT DR	10/20/21	\$650,000	WD	03-ARM'S LENGTH	\$538,200
060-023-400-101-00	957 S US-23	10/04/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000
061-135-000-003-00	1715 S SUNRISE DR	10/28/22	\$379,000	WD	03-ARM'S LENGTH	\$378,000
061-140-000-019-00	1911 S SUNRISE DR	10/15/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000
061-140-000-029-00	1851 S SUNRISE DR	09/02/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000
061-170-000-016-00	1057 S CRESCENT RD	09/26/22	\$451,000	WD	03-ARM'S LENGTH	\$451,000
061-170-000-020-00	1063 S CRESCENT RD	12/29/21	\$487,382	WD	03-ARM'S LENGTH	\$487,382
061-171-000-061-00	1239 S CRESCENT RD	09/02/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000
061-171-000-064-00	1253 S CRESCENT RD	12/02/21	\$359,900	WD	03-ARM'S LENGTH	\$307,300
061-172-000-069-00	1261 S CRESCENT RD	07/06/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000
061-172-000-072-04	1295 S CRESCENT RD	10/19/22	\$631,450	WD	03-ARM'S LENGTH	\$631,450
061-172-000-072-07	1319 S CRESCENT DR	10/22/21	\$649,900	WD	03-ARM'S LENGTH	\$649,900
061-172-000-072-08	1321 S CRESCENT DR	08/24/22	\$775,000	WD	03-ARM'S LENGTH	\$755,000
061-215-000-026-00	435 S LK HURON SHORE DR	07/22/21	\$389,000	WD	03-ARM'S LENGTH	\$389,000
<b>Totals:</b>			<b>\$7,932,632</b>			<b>\$7,747,232</b>

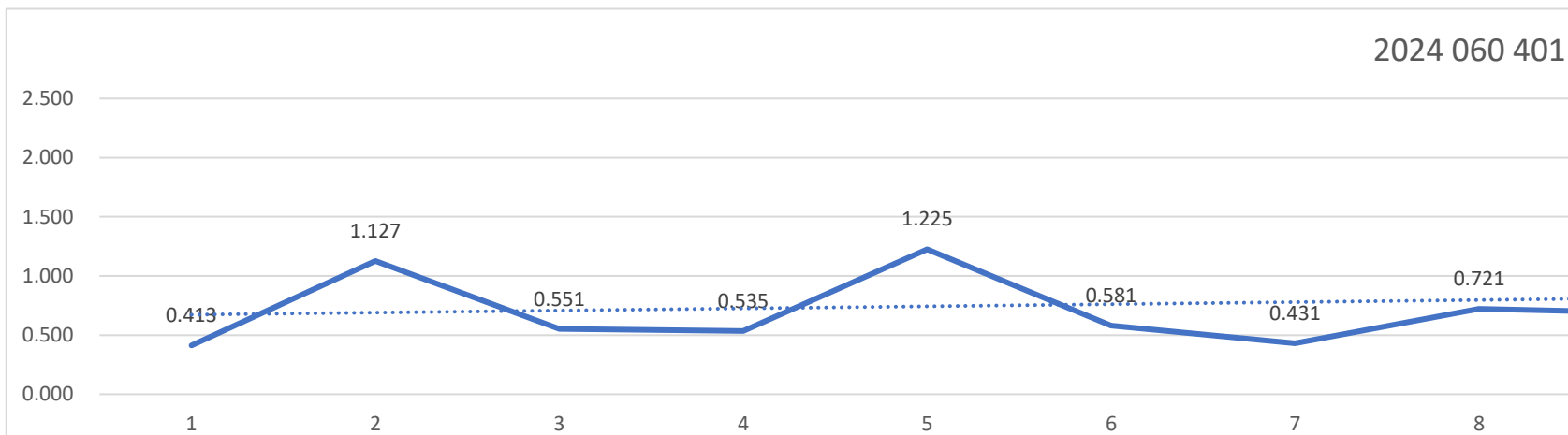
Column1

Mean	0.805087787	Maximum	1.941751947
Standard Error	0.097537464	Sum	12.8814046
Median	0.678823828	Count	16
Mode	#N/A		
Standard Deviation	0.390149858		
Sample Variance	0.152216912		
Kurtosis	3.947301969		
Skewness	1.800758694		
Range	1.529206597		
Minimum	0.412545351		

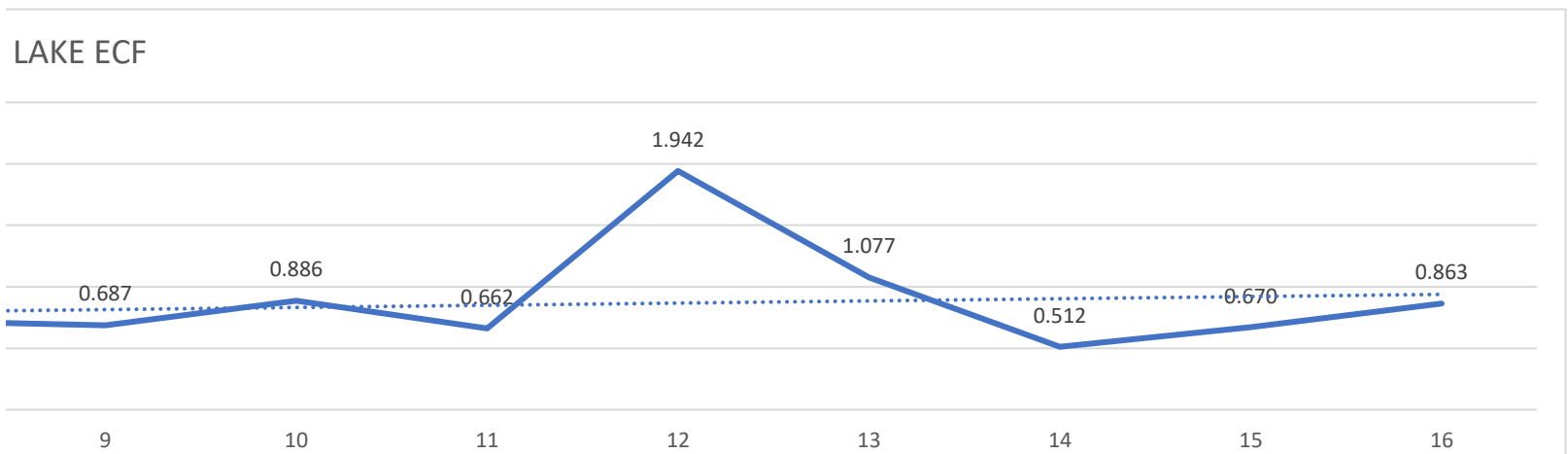
Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$199,800	39.18	\$635,887	\$350,426	\$159,574	\$386,804	0.413	3,015
\$178,500	28.33	\$531,647	\$344,815	\$285,185	\$253,160	1.127	1,218
\$167,700	31.16	\$628,014	\$273,686	\$264,514	\$480,119	0.551	1,688
\$179,700	39.93	\$521,303	\$262,021	\$187,979	\$351,331	0.535	2,546
\$101,400	26.83	\$285,882	\$146,400	\$231,600	\$189,000	1.225	1,612
\$114,100	38.03	\$329,432	\$191,267	\$108,733	\$187,215	0.581	1,120
\$151,800	38.92	\$455,405	\$298,384	\$91,616	\$212,766	0.431	1,722
\$151,800	33.66	\$456,093	\$240,000	\$211,000	\$292,809	0.721	2,679
\$134,900	27.68	\$508,232	\$204,000	\$283,382	\$412,238	0.687	1,803
\$69,800	26.85	\$237,493	\$125,000	\$135,000	\$152,430	0.886	973
\$87,700	28.54	\$328,648	\$122,004	\$185,296	\$280,005	0.662	1,376
\$150,500	24.27	\$419,298	\$296,251	\$323,749	\$166,730	1.942	1,562
\$187,200	29.65	\$517,995	\$270,735	\$360,715	\$335,041	1.077	1,360
\$88,100	13.56	\$736,246	\$454,047	\$195,853	\$382,383	0.512	1,264
\$201,600	26.70	\$780,918	\$498,697	\$256,303	\$382,413	0.670	1,320
\$126,200	32.44	\$368,021	\$244,508	\$144,492	\$167,362	0.863	1,260
<b>\$2,290,800</b>		<b>\$7,740,514</b>		<b>\$3,424,991</b>	<b>\$4,631,806</b>		
<b>Sale. Ratio =&gt;</b>	<b>29.57</b>					<b>E.C.F. =&gt;</b>	<b>0.739</b>
<b>Std. Dev. =&gt;</b>	<b>6.78</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.805</b>

USE .750

2024 060 401



\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
\$52.93	401L	39.2542	RANCH		\$334,536	No	/ /
\$234.14	401L	32.1414	RANCH		\$340,728	No	/ /
\$156.70	401L	25.4154	RANCH		\$264,000	No	/ /
\$73.83	401L	27.0039	RANCH		\$242,400	No	/ /
\$143.67	401L	42.0309	RANCH		\$146,400	No	/ /
\$97.08	401L	22.4297	RANCH		\$180,000	No	/ /
\$53.20	401L	37.4492	BI-LEVEL		\$288,000	No	/ /
\$78.76	401L	8.4481	RANCH		\$240,000	No	/ /
\$157.17	401L	11.7665	RANCH		\$204,000	No	/ /
\$138.75	401L	8.0567	RANCH		\$120,000	No	/ /
\$134.66	401L	14.3329	RANCH		\$120,000	No	/ /
\$207.27	401L	113.6664	RANCH		\$288,000	No	/ /
\$265.23	401L	27.1543	RANCH		\$264,000	No	/ /
\$154.95	401L	29.2898	RANCH		\$241,680	No	/ /
\$194.17	401L	13.4863	RANCH		\$240,336	No	/ /
\$114.68	401L	5.8263	RANCH		\$240,000	No	/ /
<b>\$141.07</b>		<b>6.5637</b>					
<b>Std. Deviation=&gt;</b>	<b>0.390149858</b>						
<b>Ave. Variance=&gt;</b>	<b>28.6095</b>	<b>Coefficient of Var=&gt;</b>	<b>35.53588233</b>				



Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer
	LAKE FRONT PARCELS	401	87				
	LAKE FRONT PARCELS	401	98				
	LAKE FRONT PARCELS	401	99				
	LAKE FRONT PARCELS	401	79				
	LAKE FRONT PARCELS	401	93				
	LAKE FRONT PARCELS	401	74				
	LAKE FRONT PARCELS	401	85				
	LAKE FRONT PARCELS	401	79				
	LAKE FRONT PARCELS	401	83				
	LAKE FRONT PARCELS	401	80				
	LAKE FRONT PARCELS	401	99				
	LAKE FRONT PARCELS	401	57				
	LAKE FRONT PARCELS	401	80				
	LAKE FRONT PARCELS	401	99				
	LAKE FRONT PARCELS	401	99				
	LAKE FRONT PARCELS	401	90				

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