HUTCHINS CANAL FRONT & HUTCHINS LAKEFRONT ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sa	Adj. Sale $	Cur. Asmnt	Asd/Adj. Sa	Cur. Apprai	Land + Yard	Bldg. Resid	Cost Man.	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Me	Building St	Use Code	Land Value	Appr. by Ec	Appr. Date	Other Parc	Land Table	Property Cl	Building Depr.
07-012-007-00	6010.5 122ND AVE	8/13/2021	910000	WD	03-ARM'S L	910000	474600	52.15385	949279	175449	734551	457076.2	1.607065	2511	292.5333	HLF	1.177113	COTTAGE		168000	No	/ /		HUTCHINS	401	93
07-460-013-00	2223 RECREATION DR	7/31/2020	530000	WD	03-ARM'S L	530000	264900	49.98113	529898	255991	274009	168041.1	1.630607	1822	150.3891	HLF	1.177113	COTTAGE		246000	No	/ /		HUTCHINS	401	60
		Totals:	1440000			1440000	739500		1479177		1008560	625117.3			221.4612		0.544261									
							Sale. Ratio	51.35417				E.C.F. =>	1.613393		Std. Deviati	0.016647										
							Std. Dev. =:	1.536341				Ave. E.C.F.	1.618836		Ave. Variar	1.177113	Coefficient	0.727135								