

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	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
07-001-011-21	2223 BLUE GOOSE AVE	7/1/2021	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$163,200	49.908	\$326,487	\$85,968	\$241,032	\$210,428		1.145	868	\$278	RAA	0.344	MULTI-STORY	\$85,968	No	LAKE MI BACKLOT	401	91
07-017-021-00	1819 LAKESHORE DR	10/28/2021	\$798,057	WD	03-ARM'S LENGTH	\$798,057	\$433,900	54.370	\$867,771	\$432,496	\$365,561	\$380,818		0.960	2684	\$136	RAA	18.894	MULTI-STORY	\$302,500	No	LAKE MI BACKLOT	401	81
07-020-011-10	1731 70TH ST	9/30/2022	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$154,300	51.433	\$308,552	\$89,789	\$210,211	\$191,394		1.098	2262	\$93	RAA	5.056	MULTI-STORY	\$85,700	No	LAKE MI BACKLOT	401	67
07-020-020-00	6935 116TH AVE	10/20/2022	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$235,100	50.021	\$470,148	\$78,485	\$391,515	\$342,662		1.143	3220	\$122	RAA	0.631	MULTI-STORY	\$70,000	No	LAKE MI BACKLOT	401	72
07-031-002-07	7036 114TH AVE	10/7/2022	\$484,900	WD	03-ARM'S LENGTH	\$484,900	\$247,600	51.062	\$495,234	\$124,700	\$360,200	\$324,177		1.111	1802	\$200	RAB	3.775	MULTI-STORY	\$124,700	No	LAKE MI BACKLOT	401	89
07-031-012-00	1230 BLUE STAR HWY	4/20/2021	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$88,000	44.000	\$176,013	\$82,400	\$117,600	\$81,901		1.436	594	\$198	RAB	28.700	RANCH	\$82,400	No	LAKE MI BACKLOT	401	70
Totals:						\$2,579,957	\$1,322,100		\$2,644,205		\$1,686,119	\$1,531,380				\$171		4.783						
						Sale. Ratio =>		51.245			E.C.F. =>		1.101	Std. Deviation=>		0.156								
						Std. Dev. =>		3.411			Ave. E.C.F. =>		1.149	Ave. Variance=>		9.567	Coefficient of Var=>						8.327	

NOTE: Sale of parcel 03-07-030-034-00 removed from study. Property in distress when sold.

ECF APPLIED = 1.101