

GLN - GLENN VILLAGE

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	Other Part	Land Table	Property Class	Building Depr.	
07-031-001-00	1382 BLUE STAR HWY	11/15/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$254,400	50.88	\$508,867	\$118,937	\$381,063	\$338,775	1.125	1626		\$234 GLN	23.951	MULTI-STORY	\$102,078		S LAKE INF NON-DEV	401	84	
07-140-028-00	7038 CRAWFORD ST	10/8/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$139,400	35.74	\$278,877	\$50,080	\$339,920	\$198,781	1.710	1424		\$239 GLN	34.569	COTTAGE	\$50,080		SOUTH LAKE INF DEV	401	89	
07-140-030-00	7034 CRAWFORD ST	9/27/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,900	46.76	\$233,758	\$50,515	\$199,485	\$159,203	1.253	1645		\$121 GLN	11.132	RANCH	\$45,440		SOUTH LAKE INF DEV	401	60	
07-400-008-00	1438 WEST LANE	12/19/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$167,500	44.08	\$335,067	\$98,347	\$281,653	\$205,665	1.369	1226		\$230 GLN	0.514	RANCH	\$94,560		SOUTH LAKE INF DEV	401	94	
Totals:						\$1,520,000	\$678,200		\$1,356,569		\$1,202,121	\$902,424				\$206								
						Sale. Ratio =>		44.62	E.C.F. =>		1.332		Std. Deviation=>		0.251									
						Std. Dev. =>		6.39	Ave. E.C.F. =		1.364		Ave. Variance=>		17.541		Coefficient of Var=>						12.857	

CORRECTED VALUATION FOLLOWING ECF APPLICATION

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	Other Part	Land Table	Property Class	Building Depr.	
07-031-001-00	1382 BLUE STAR HWY	11/15/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$285,100	57.02	\$570,185	\$118,937	\$381,063	\$338,775	1.125	1626		\$234 GLN	23.951	MULTI-STORY	\$102,078		S LAKE INF NON-DEV	401	84	
07-140-028-00	7038 CRAWFORD ST	10/8/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$157,400	40.36	\$314,856	\$50,080	\$339,920	\$198,781	1.710	1424		\$239 GLN	34.569	COTTAGE	\$50,080		SOUTH LAKE INF DEV	401	89	
07-140-030-00	7034 CRAWFORD ST	9/27/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$131,300	52.52	\$262,573	\$50,515	\$199,485	\$159,203	1.253	1645		\$121 GLN	11.131	RANCH	\$45,440		SOUTH LAKE INF DEV	401	60	
07-400-008-00	1438 WEST LANE	12/19/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$186,100	48.97	\$372,293	\$98,347	\$281,653	\$205,665	1.369	1226		\$230 GLN	0.514	RANCH	\$94,560		SOUTH LAKE INF DEV	401	94	
Totals:						\$1,520,000	\$759,900		\$1,519,907		\$1,202,121	\$902,423				\$206								
						Sale. Ratio =>		49.99	E.C.F. =>		1.332		Std. Deviation=>		0.251									
						Std. Dev. =>		7.05	Ave. E.C.F. =		1.364		Ave. Variance=>		17.541		Coefficient of Var=>						12.857	