

HLF - HUTCHINS LAKE FRONT & HCF - HUTCHINS CANCEL FRONT

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 Parcels in Sale	Land Table	Property Class	Building Depr.
07-460-018-01	2233 RECREATION DR	6/30/2023	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$366,300	48.197	\$732,585	\$469,503	\$290,497	\$197,065	1.474	1254	231.6562998	HLF	12.576	COTTAGE	\$424,800		HUTCHINS LAKE FRONT	401	74
07-461-072-01	2253 BLUE GOOSE AVE	8/12/2024	\$1,200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,200,000	\$607,300	50.608	\$1,214,504	\$1,042,245	\$157,755	\$129,033	1.223	938	168.1823028	HCF	12.576	RANCH	\$766,412	07-001-011-31	HUTCHINS LAKE FRONT	401	79
			Totals:			\$1,960,000	\$973,600		\$1,947,089		\$448,252	\$326,098			199.9193013			2.624					
						Sale. Ratio =>	49.673				E.C.F. =>	1.375		Std. Deviation=>	0.178								
						Std. Dev. =>	1.705				Ave. E.C.F. =>	1.348		Ave. Variance=>	12.576	Coefficient of Var=>	9.327						

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 Parcels in Sale	Land Table	Property Class	Building Depr.
07-460-018-01	2233 RECREATION DR	6/30/2023	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$370,200	48.711	\$740,467	\$469,503	\$290,497	\$197,065	1.474	1254	231.6562998	HLF	12.576	COTTAGE	\$467,280		HUTCHINS LAKE FRONT	401	74
07-461-072-01	2253 BLUE GOOSE AVE	8/12/2024	\$1,200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,200,000	\$607,300	50.608	\$1,219,665	\$1,042,245	\$157,755	\$129,033	1.223	938	168.1823028	HCF	12.576	RANCH	\$1,042,245	07-001-011-31	HUTCHINS LAKE FRONT	401	79
			Totals:			\$1,960,000	\$977,500		\$1,960,132		\$448,252	\$326,098			199.9193013			2.624					
						Sale. Ratio =>	49.872				E.C.F. =>	1.375		Std. Deviation=>	0.178								
						Std. Dev. =>	1.342				Ave. E.C.F. =>	1.348		Ave. Variance=>	12.576	Coefficient of Var=>	9.327						