

PCF - PIER COVE FOREST & RAA - RESORT ACREAGE A & RAB - RESORT ACREAGE B & RSPLAT - RESORT PLAT & RSCON - RESORT SITE CONDO & RUCON - RURAL CONDO & HLB - HUTCHINS LAKE BACKLOT

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.	
07-001-011-10	6071 122ND AVE	6/5/2024	\$570,000	WD	19-MULTI PARCEL ARMS L	\$570,000	\$254,600	44.67	\$509,162	\$313,720	\$256,280	\$189,934	1.349	1144	\$224	RAA	14.610	BI-LEVEL	\$313,720	07-001-012-00	HUTCHINS LAKE BACKLOT	401	60	
07-003-031-61	2232 SHEFFIELD LN	12/17/2024	\$980,000	WD	03-ARMS LENGTH	\$980,000	\$568,500	58.01	\$1,137,084	\$387,663	\$592,337	\$588,705	1.006	3051	\$194	RSCON	19.704	RANCH	\$263,767		RURAL ACREAGE A	401	79	
07-012-019-51	6193 FENNVIEW	8/28/2024	\$1,400,000	WD	03-ARMS LENGTH	\$1,400,000	\$677,400	48.39	\$1,354,831	\$230,273	\$1,169,727	\$883,392	1.324	2758	\$424	RSCON	12.092	RANCH	\$161,838		RURAL DEVELOPMENT	401	96	
07-031-007-30	7098 GLENN OAKS DR	7/12/2023	\$459,000	WD	03-ARMS LENGTH	\$459,000	\$229,600	50.02	\$459,147	\$66,453	\$392,547	\$308,479	1.273	1782	\$220	RSCON	6.931	RANCH	\$66,453		SOUTH LAKE INF DEV	401	85	
07-410-003-00	2318 FOREST TRAIL CIR	7/21/2023	\$1,237,500	WD	03-ARMS LENGTH	\$1,237,500	\$648,700	52.42	\$1,297,373	\$393,521	\$843,979	\$752,583	1.121	3615	\$233	PCF	8.177	MULTI-STORY	\$349,250		N LK INF DEV	401	72	
07-410-020-00	2344 FOREST TRAIL CIR	7/8/2024	\$650,000	WD	03-ARMS LENGTH	\$650,000	\$335,300	51.58	\$670,670	\$221,842	\$428,158	\$373,712	1.146	1640	\$261	PCF	5.752	RANCH	\$209,550		N LK INF DEV	401	80	
Totals:						\$5,296,500	\$2,714,100		\$5,428,267		\$3,683,028	\$3,096,804				259.5183237						1.391		
								Sale. Ratio =>	51.24				E.C.F. =>	1.189			Std. Deviation=>	0.134						
								Std. Dev. =>	4.46				Ave. E.C.F. =>	1.203			Ave. Variance=>	11.211			Coefficient of Var=>	9.318		