

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
006-400-180-08	264 INDIAN	05/11/21	\$258,000	WD
006-400-182-08	250 INDIAN	07/28/21	\$135,000	WD
006-400-211-00	236 OAK GROVE	02/22/22	\$50,000	WD
006-400-225-00	162 OAK GROVE	01/27/22	\$130,000	WD
006-400-327-00	1274 LAKESHORE DRIVE	09/28/21	\$175,000	WD
006-400-366-00	1325 HILLSIDE DRIVE	08/06/20	\$128,000	WD
006-400-373-00	1322 LAKESHORE	07/07/21	\$134,000	WD
006-400-406-00	1428 E BARNES LAKE	10/13/21	\$130,000	WD
006-400-615-00	694 LAKESHORE	06/30/21	\$95,000	WD
006-400-654-00	804 LAKESHORE	01/31/22	\$141,000	WD
006-400-682-00	928 LAKESHORE DRIVE	10/21/20	\$85,000	WD
006-400-731-00	851 WOODLAWN	12/23/21	\$133,000	WD
006-400-763-00	912 WOODLAWN	10/06/20	\$197,000	WD
006-420-025-00	293 HICKORY	04/17/20	\$145,000	WD
006-420-025-00	293 HICKORY	01/03/21	\$234,500	WD
006-430-813-00	786 MAPLE	03/30/22	\$215,000	WD
Totals:			\$2,385,500	

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$258,000	\$99,100	38.41	\$220,876
03-ARM'S LENGTH	\$135,000	\$51,700	38.30	\$117,788
03-ARM'S LENGTH	\$50,000	\$21,000	42.00	\$47,585
03-ARM'S LENGTH	\$130,000	\$64,900	49.92	\$142,306
03-ARM'S LENGTH	\$175,000	\$50,600	28.91	\$108,756
03-ARM'S LENGTH	\$128,000	\$45,300	35.39	\$131,643
03-ARM'S LENGTH	\$134,000	\$39,500	29.48	\$119,382
03-ARM'S LENGTH	\$130,000	\$56,000	43.08	\$125,230
03-ARM'S LENGTH	\$95,000	\$39,100	41.16	\$85,413
03-ARM'S LENGTH	\$141,000	\$44,800	31.77	\$127,319
03-ARM'S LENGTH	\$65,000	\$29,400	45.23	\$66,056
03-ARM'S LENGTH	\$133,000	\$33,300	25.04	\$96,112
03-ARM'S LENGTH	\$197,000	\$103,200	52.39	\$241,108
03-ARM'S LENGTH	\$145,000	\$81,500	56.21	\$189,769
03-ARM'S LENGTH	\$234,500	\$81,500	34.75	\$189,769
03-ARM'S LENGTH	\$215,000	\$72,800	33.86	\$200,284
	\$2,365,500	\$913,700		\$2,209,396
		Sale. Ratio =>	38.63	
		Std. Dev. =>	8.80	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$17,957	\$240,043	\$202,919	1.183	1,632	\$147.09	4400
\$21,702	\$113,298	\$96,086	1.179	1,196	\$94.73	4400
\$11,793	\$38,207	\$35,792	1.067	539	\$70.88	4400
\$17,943	\$112,057	\$124,363	0.901	1,908	\$58.73	4400
\$12,737	\$162,263	\$96,019	1.690	675	\$240.39	4400
\$10,765	\$117,235	\$120,878	0.970	1,344	\$87.23	4400
\$13,447	\$120,553	\$105,935	1.138	938	\$128.52	4400
\$25,637	\$104,363	\$99,593	1.048	1,266	\$82.44	4400
\$13,884	\$81,116	\$71,529	1.134	1,029	\$78.83	4400
\$13,296	\$127,704	\$114,023	1.120	1,032	\$123.74	4400
\$13,502	\$51,498	\$52,554	0.980	754	\$68.30	4400
\$12,878	\$120,122	\$83,234	1.443	609	\$197.24	4400
\$53,386	\$143,614	\$187,722	0.765	1,574	\$91.24	4400
\$27,223	\$117,777	\$162,546	0.725	1,658	\$71.04	4400
\$27,223	\$207,277	\$162,546	1.275	1,658	\$125.02	4400
\$21,055	\$193,945	\$179,229	1.082	1,215	\$159.63	4400
\$2,051,072		\$1,894,968			\$114.07	
			E.C.F. =>	1.082	Std. Deviation=>	0.236663918
			Ave. E.C.F. =>	1.106	Ave. Variance=>	16.4029

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
7.6683	COLONIAL		\$17,513	No	/ /
7.2864	MANUFACTURED		\$21,702	No	/ /
3.8794	MANUFACTURED		\$11,793	No	/ /
20.5219	RANCH		\$17,943	No	/ /
58.3638	COLONIAL		\$12,737	No	/ /
13.6405	MANUFACTURED		\$10,765	No	/ /
3.1724	RANCH		\$13,447	No	/ /
5.8372	C		\$25,637	No	/ /
2.7763	D		\$13,162	No	/ /
1.3718	RANCH		\$13,096	No	/ /
12.6360	D		\$13,502	No	/ /
33.6918	RANCH		\$12,378	No	/ /
34.1231	RANCH		\$45,784	No	/ /
38.1690	C		\$27,223	No	/ /
16.8923	C		\$27,223	No	/ /
2.4160	RANCH		\$21,055	No	/ /
<hr/>					
2.3889					

Coefficient of Var=>

14.82723865

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	DEERFIELD PARK	401	87
	DEERFIELD PARK	401	47
	DEERFIELD PARK	401	47
	DEERFIELD PARK	1	54
	DEERFIELD PARK	401	66
	DEERFIELD PARK	401	63
	DEERFIELD PARK	401	70
	DEERFIELD PARK	401	45
	DEERFIELD PARK	401	51
	DEERFIELD PARK	401	79
006-400-681-00	DEERFIELD PARK	401	48
	DEERFIELD PARK	401	84
	DEERFIELD PARK	401	75
	DEERFIELD PARK	401	59
	DEERFIELD PARK	401	59
	DEERFIELD PARK	401	74
