

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006-400-009-00	244 PENINSULA	11/19/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000
006-400-029-00	350 PENINSULA DRIVE	10/13/21	\$310,000	PTA	03-ARM'S LENGTH	\$310,000
006-400-044-00	345 PENINSULA	05/28/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000
006-400-250-00	1359 LAKESHORE	05/27/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000
006-400-419-00	1149 LAKESHORE	06/28/21	\$285,000	PTA	03-ARM'S LENGTH	\$285,000
006-400-452-00	1015 LAKESHORE	09/28/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000
006-400-468-00	899 LAKESHORE	06/30/21	\$439,900	WD	03-ARM'S LENGTH	\$439,900
006-400-480-00	843 LAKESHORE DRIVE	07/02/20	\$289,900	WD	03-ARM'S LENGTH	\$289,900
006-400-490-00	771 LAKESHORE DRIVE	10/23/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000
006-400-515-00	666 BIRCH PLACE	01/29/21	\$268,000	WD	03-ARM'S LENGTH	\$218,000
Totals:			\$2,997,800			\$2,947,800

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$87,500	48.61	\$199,965	\$47,090	\$132,910	\$113,073	1.175
\$143,500	46.29	\$323,929	\$69,898	\$240,102	\$187,893	1.278
\$206,900	51.73	\$480,203	\$43,299	\$356,701	\$323,154	1.104
\$58,000	21.09	\$160,337	\$31,823	\$243,177	\$89,060	2.730
\$102,900	36.11	\$233,034	\$44,535	\$240,465	\$139,422	1.725
\$140,200	46.73	\$341,213	\$71,576	\$228,424	\$199,436	1.145
\$148,200	33.69	\$384,939	\$44,507	\$395,393	\$251,799	1.570
\$114,600	39.53	\$266,126	\$58,576	\$231,324	\$153,513	1.507
\$99,200	39.68	\$240,047	\$49,359	\$200,641	\$132,147	1.518
\$57,900	26.56	\$219,710	\$33,500	\$184,500	\$137,729	1.340
\$1,158,900		\$2,849,503		\$2,453,637	\$1,727,226	
Sale. Ratio =>	39.31				E.C.F. =>	1.421
Std. Dev. =>	9.89				Ave. E.C.F. =>	1.509

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
1,260	\$105.48	4500	33.3838	C		\$46,648
1,680	\$142.92	4500	23.1403	C		\$69,898
3,028	\$117.80	4500	40.5459	COLONIAL		\$43,299
812	\$299.48	4510	122.1206	RANCH		\$31,623
1,152	\$208.74	4500	21.5453	C		\$44,535
1,682	\$135.80	4500	36.3919	COLONIAL		\$71,576
1,959	\$201.83	4500	6.1003	CAPE COD		\$41,745
1,435	\$161.20	4500	0.2404	C		\$58,576
1,140	\$176.00	4510	0.9047	COTTAGE		\$49,359
1,421	\$129.84	4500	16.9686	CONTEMPORARY		\$33,500
\$167.91			8.8706			
Std. Deviation=>		0.475183512				
Ave. Variance=>		30.1342		Coefficient of Var=>		19.96605432

Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
No	//		DEERFIELD PARK WATER I	401
No	//		DEERFIELD PARK WATER I	1
No	//		DEERFIELD PARK WATER I	401
No	//		DEERFIELD PARK WATER I	401
No	//		DEERFIELD PARK WATER I	401
No	//		DEERFIELD PARK WATER I	401
No	//		DEERFIELD PARK WATER I	401
No	//		DEERFIELD PARK WATER I	401
No	//		DEERFIELD PARK WATER I	401
No	//	006-400-514-00	DEERFIELD PARK WATER I	401
No	//		DEERFIELD PARK WATER I	401

Building Depr.	
	45
	69
	73
	59
	74
	76
	69
	67
	62
	70
