

ECF25

| 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 | Use Code | Land Value | |
|------------------|------------------|-----------|--------------------|--------|-----------------|--------------------|-------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|----------------------------|-----------------|-------------------|--------------------------------|----------------|--------------------|------------|--|
| 10-056-00-060-00 | 601 LAKESHORE DR | 07/26/22 | \$765,000 | WD | 03-ARM'S LENGTH | \$765,000 | \$438,100 | 57.27 | \$876,149 | \$595,473 | \$169,527 | \$225,624 | 0.751 | 2,258 | \$75.08 | RL | 67.2389 | RANCH | RENTAL HOUSES | \$588,052 | |
| 10-070-00-008-00 | 712 HOLLY RD | 10/26/21 | \$980,000 | WD | 03-ARM'S LENGTH | \$980,000 | \$335,600 | 34.24 | \$671,103 | \$341,618 | \$638,382 | \$264,859 | 2.410 | 2,432 | \$262.49 | RL | 98.6509 | TWO-STORY | RENTAL HOUSES | \$330,505 | |
| 10-070-00-019-00 | 668 HOLLY RD | 08/20/21 | \$675,000 | WD | 03-ARM'S LENGTH | \$675,000 | \$255,600 | 37.87 | \$511,119 | \$266,093 | \$408,907 | \$196,966 | 2.076 | 2,189 | \$186.80 | RL | 65.2267 | RANCH | RENTAL HOUSES | \$257,326 | |
| 10-070-00-027-00 | 636 HOLLY RD | 05/03/21 | \$450,100 | WD | 03-ARM'S LENGTH | \$450,100 | \$234,700 | 52.14 | \$469,395 | \$244,781 | \$205,319 | \$180,558 | 1.137 | 1,500 | \$136.88 | RL | 28.6622 | RANCH | RENTAL HOUSES | \$235,761 | |
| 10-094-00-008-00 | 325 PETRIE RD | 09/06/22 | \$903,000 | WD | 03-ARM'S LENGTH | \$903,000 | \$405,100 | 44.86 | \$810,253 | \$443,670 | \$459,330 | \$294,681 | 1.559 | 2,939 | \$156.29 | RL | 13.4978 | RANCH | RENTAL HOUSES | \$408,750 | |
| 10-094-00-029-00 | 223 PETRIE RD | 02/14/22 | \$625,000 | WD | 03-ARM'S LENGTH | \$625,000 | \$435,400 | 69.66 | \$870,764 | \$320,926 | \$304,074 | \$441,992 | 0.688 | 2,490 | \$122.12 | RL | 73.5796 | RANCH | RENTAL HOUSES | \$305,792 | |
| 10-094-00-033-00 | 207 PETRIE RD | 08/12/21 | \$530,000 | WD | 03-ARM'S LENGTH | \$530,000 | \$250,500 | 47.26 | \$500,931 | \$142,222 | \$387,778 | \$288,351 | 1.345 | 3,033 | \$127.85 | RL | 7.8948 | RANCH | RENTAL HOUSES | \$138,300 | |
| Totals: | | | \$4,928,100 | | | \$2,355,000 | | | \$4,709,714 | | \$2,573,317 | \$1,893,031 | | | \$152.50 | | 6.4396 | | | | |
| | | | | | | | | Sale. Ratio => | 47.79 | | | E.C.F. => | 1.359 | Std. Deviation=> | | 0.64533707 | | | | | |
| | | | | | | | | Std. Dev. => | 12.02 | | | Ave. E.C.F. => | 1.424 | Ave. Variance=> | | 50.6787 | Coefficient of Var=> | | 35.59500515 | | |
| | | | | | | | | | | | | USED | | | 1.359 | | | | | | |