Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale $	Asd. when Sold	Asd/Adj. Sale
080-023-300-005-00	5531 W LOWE ROAD	04/15/19	$60,000	WD	03-ARM'S LENGTH	$60,000	$35,100	58.50
081-000-006-008-00	112 W MAIN ST	05/04/22	$50,000	WD	03-ARM'S LENGTH	$50,000	$42,800	85.60
081-000-007-001-60	104 S MAPLE ST	11/03/22	$435,000	WD	03-ARM'S LENGTH	$435,000	$159,800	36.74
090-016-100-025-00	6505 N SCOTT RD	09/03/19	$55,000	WD	03-ARM'S LENGTH	$55,000	$24,700	44.91
090-021-300-020-60	5006 N US-27	09/16/16	$465,000	WD	03-ARM'S LENGTH	$465,000	$227,200	48.86
090-028-200-016-00	1915 W FRENCH RD	11/23/16	$230,000	WD	03-ARM'S LENGTH	$230,000	$141,300	61.43
		Totals:	**$1,295,000**			**$1,295,000**	**$630,900**	
							Sale. Ratio =>	**48.72**
							Std. Dev. =>	**24.48**

Conclusion: There was no sales within the two-year study period for this ECF Table. With consideration given to the sale outside of the Township and within the county with simular market conditions an ECF of .0720 is estimated and used.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
$93,479	$32,000	$28,000	$58,551	0.478	19,661	$1.42	2000	35.0175	
$85,938	$12,500	$37,500	$69,941	0.536	1,484	$25.27	2000	29.2221	
$318,603	$28,152	$406,848	$276,620	1.471	4,349	$93.56	2000	64.2396	
$78,851	$37,509	$17,491	$33,074	0.529	2,488	$7.03	004	125.5666	
$516,588	$102,887	$362,113	$330,961	1.094	2,977	$121.64	004	69.0390	
$354,119	$108,071	$121,929	$196,838	0.619	8,940	$13.64	004	116.5079	
$1,447,578		**$973,881**	**$965,985**			**$43.76**		**17.9787**	
			E.C.F. =>	**1.008**		**Std. Deviation=>**	**0.55708523**		
			Ave. E.C.F. =>	**0.828**		**Ave. Variance=>**	**42.8264**	**Coefficient of Var=>**	**51.69851241**

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	$32,000	No	/ /		INDUSTRIAL	201	0
	$12,500	No	/ /			201	0
	$17,051	No	/ /			201	0
	$36,550	No	/ /		COMMERCIA	201	0
	$45,790	No	/ /		COMMERCIA	201	0
	$75,215	No	/ /		COMMERCIA	201	0

Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale
140-005-100-025-00	5774 E CENTERLINE RD	08/17/20	$329,000	WD	03-ARM'S LENGTH	$329,000	$117,500	35.71
140-008-200-011-00	5007 E PRICE RD	06/08/20	$216,000	WD	03-ARM'S LENGTH	$216,000	$106,500	49.31
140-018-300-025-00	7735 S CHANDLER RD	09/14/20	$247,521	WD	03-ARM'S LENGTH	$247,521	$99,600	40.24
140-022-300-005-50	7398 E ALWARD RD	07/09/21	$410,000	PTA	03-ARM'S LENGTH	$410,000	$166,700	40.66
140-025-200-075-60	9277 E ROUND LAKE RD	06/29/21	$512,500	WD	03-ARM'S LENGTH	$512,500	$239,900	46.81
140-031-300-076-60	4330 BALLANTINE RD	03/26/21	$220,000	WD	08-ESTATE	$220,000	$106,200	48.27
140-032-100-020-50	10415 BABCOCK RD	08/21/20	$300,000	WD	03-ARM'S LENGTH	$300,000	$139,400	46.47
140-011-400-005-00	6500 S HOLLISTER RD	09/13/19	$475,000	WD	03-ARM'S LENGTH	$475,000	$162,500	34.21
		Totals:	**$2,235,021**			**$2,235,021**	**$975,800**	
							Sale. Ratio =>	**43.66**
							Std. Dev. =>	**5.07**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
$353,137	$80,504	$248,496	$259,650	0.957	1,854	$134.03	4020	2.6197	TWO
$259,669	$66,995	$149,005	$183,499	0.812	1,512	$98.55	4020	11.8823	TWO
$242,422	$83,930	$163,591	$150,945	1.084	2,016	$81.15	4020	15.2937	ONE
$383,359	$71,827	$338,173	$341,967	0.989	2,600	$130.07	4000	5.8062	TWO
$554,101	$160,040	$352,460	$375,296	0.939	2,238	$157.49	4020	0.8308	ONE
$251,963	$103,655	$116,345	$141,246	0.824	960	$121.19	4020	10.7137	ONE
$324,243	$140,716	$159,284	$174,788	0.911	1,680	$94.81	4020	1.9543	1 1/2
$472,136	$451,307	$23,693	$20,829	1.138	0	#DIV/0!	4020	90.1155	ONE
$2,368,894		**$1,527,354**	**$1,627,391**			**$116.76**		**0.7686**	
			E.C.F. =>	**0.939**		**Std. Deviation=>**	**0.09442404**		
			Ave. E.C.F. =>	**0.931**		**Ave. Variance=>**	**7.0144**	**Coefficient of Var=>**	**7.535515306**

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	$58,327	No	/ /		RESIDENTIAL	401	69
	$56,446	No	/ /		RESIDENTIAL	401	69
	$66,841	No	/ /		RESIDENTIAL	401	57
	$71,827	No	/ /		RESIDENTIAL	401	87
	$93,536	No	/ /		RESIDENTIAL	401	79
	$93,670	No	/ /		RESIDENTIAL	401	93
	$140,716	No	/ /		RESIDENTIAL	401	76
	$88,320	No	/ /		RESIDENTIAL	401	86

Country Farms Estate

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale
140-005-400-005-09	5875 E PRICE RD	12/16/21	$217,900	PTA	03-ARM'S LENGTH	$217,900	$94,600	43.41
140-005-400-005-09	5875 E PRICE RD	03/29/22	$227,500	WD	03-ARM'S LENGTH	$227,500	$94,600	41.58
140-007-300-060-00	6969 S CHANDLER RD	09/20/21	$374,000	PTA	03-ARM'S LENGTH	$374,000	$154,900	41.42
140-007-300-068-00	4141 E JASON RD	01/06/21	$234,000	WD	03-ARM'S LENGTH	$234,000	$101,600	43.42
140-009-300-014-00	6977 S ST CLAIR RD	11/18/20	$187,000	WD	03-ARM'S LENGTH	$187,000	$84,900	45.40
140-014-100-045-00	7258 S HOLLISTER RD	04/22/20	$277,000	WD	03-ARM'S LENGTH	$277,000	$111,900	40.40
140-014-400-002-60	8990 PARKER ROAD	06/25/21	$375,000	WD	03-ARM'S LENGTH	$375,000	$153,700	40.99
140-022-100-020-01	8408 S UPTON RD	10/01/20	$259,000	WD	03-ARM'S LENGTH	$259,000	$109,800	42.39
140-022-200-025-50	8283 S SHEPARDSVILLE RD	01/05/21	$288,700	WD	03-ARM'S LENGTH	$288,700	$136,400	47.25
140-025-100-050-00	9464 E ROUND LAKE RD	02/09/22	$356,000	WD	03-ARM'S LENGTH	$356,000	$104,300	29.30
140-036-200-025-00	9006 E CHADWICK RD	06/04/21	$297,000	WD	03-ARM'S LENGTH	$297,000	$131,000	44.11
140-114-000-016-00	8403 COUNTRY FARM LANE	09/30/21	$315,000	PTA	03-ARM'S LENGTH	$315,000	$150,000	47.62
140-114-000-017-00	8431 COUNTRY FARM LANE	02/05/21	$299,000	WD	03-ARM'S LENGTH	$299,000	$135,700	45.38
140-160-000-157-50	7301 W VICTORIA DR	04/29/21	$235,000	PTA	03-ARM'S LENGTH	$235,000	$0	0.00
		Totals:	**$3,942,100**			**$3,942,100**	**$1,563,400**	
							Sale. Ratio =>	**39.66**
							Std. Dev. =>	**12.19**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
$219,388	$36,691	$181,209	$173,997	1.041	1,248	$145.20	4020	7.6523	ONE
$219,388	$36,691	$190,809	$173,997	1.097	1,248	$152.89	4020	13.1696	ONE
$361,693	$36,378	$337,622	$309,824	1.090	2,507	$134.67	4020	12.4798	TWO
$255,400	$31,458	$202,542	$213,278	0.950	1,341	$151.04	4020	1.5264	ONE
$232,977	$36,538	$150,462	$187,085	0.804	1,765	$85.25	4020	16.0680	ONE
$280,359	$32,104	$244,896	$236,433	1.036	1,834	$133.53	4020	7.0868	ONE
$362,681	$70,399	$304,601	$278,364	1.094	1,566	$194.51	4020	12.9330	ONE
$269,664	$42,820	$216,180	$216,042	1.001	3,200	$67.56	4020	3.5714	BI-LEVEL
$338,586	$56,217	$232,483	$268,923	0.864	2,229	$104.30	4020	10.0428	TWO
$377,948	$66,016	$289,984	$297,078	0.976	2,564	$113.10	4020	1.1195	ONE
$305,917	$35,501	$261,499	$257,539	1.015	1,609	$162.52	4020	5.0451	ONE
$354,632	$54,111	$260,889	$332,435	0.785	1,805	$144.54	4010	18.0142	1+
$344,529	$50,528	$248,472	$325,222	0.764	1,782	$139.43	4010	20.0918	ONE
$246,015	$47,353	$187,647	$189,202	0.992	2,040	$91.98	4020	2.6857	BI-LEVEL
$4,169,177		**$3,309,295**	**$3,459,419**			**$130.04**		**0.8321**	
			E.C.F. =>	**0.957**		**Std. Deviation=>**	**0.11574058**		
			Ave. E.C.F. =>	**0.965**		**Ave. Variance=>**	**9.3919**	**Coefficient of Var=>**	**9.733286719**

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	$32,968	No	/ /		RESIDENTIAL	401	73
	$32,968	No	/ /		RESIDENTIAL	401	73
	$30,232	No	/ /		RESIDENTIAL	401	83
	$28,360	No	/ /		RESIDENTIAL	401	85
	$28,864	No	/ /		RESIDENTIAL	401	51
	$30,052	No	/ /		RESIDENTIAL	401	72
	$32,320	No	/ /		RESIDENTIAL	401	87
	$30,808	No	/ /		RESIDENTIAL	401	64
	$31,816	No	/ /		RESIDENTIAL	401	75
	$20,160	No	/ /		RESIDENTIAL	401	69
	$29,836	No	/ /		RESIDENTIAL	401	85
	$43,500	No	/ /		COUNTRY FARM ESTATE	401	79
	$43,500	No	/ /		COUNTRY FARM ESTATE	401	81
	$45,000	No	/ /		LAKE VICTORIA BACK LOTS	401	72

Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale
140-001-300-020-00	5851 S HOLLISTER RD	08/26/20	$100,000	LC	03-ARM'S LENGTH	$100,000	$71,900	71.90
140-001-400-006-00	5524 S MERIDIAN RD	09/24/21	$106,000	WD	03-ARM'S LENGTH	$106,000	$48,200	45.47
140-004-100-020-00	5220 S SHEPARDSVILLE RD	07/24/20	$155,000	WD	03-ARM'S LENGTH	$155,000	$67,600	43.61
140-004-400-003-00	5650 S SHEPARDSVILLE RD	12/07/21	$325,000	WD	03-ARM'S LENGTH	$325,000	$0	0.00
140-005-100-025-00	5774 E CENTERLINE RD	08/17/20	$329,000	WD	03-ARM'S LENGTH	$329,000	$117,500	35.71
140-005-200-009-00	5044 PETERS LANE	10/02/20	$152,400	WD	03-ARM'S LENGTH	$152,400	$82,600	54.20
140-005-400-005-03	5848 S ST CLAIR RD	09/03/21	$245,000	PTA	03-ARM'S LENGTH	$245,000	$86,000	35.10
140-005-400-005-09	5875 E PRICE RD	12/16/21	$217,900	PTA	03-ARM'S LENGTH	$217,900	$94,600	43.41
140-005-400-005-09	5875 E PRICE RD	03/29/22	$227,500	WD	03-ARM'S LENGTH	$227,500	$94,600	41.58
140-007-300-060-00	6969 S CHANDLER RD	09/20/21	$374,000	PTA	03-ARM'S LENGTH	$374,000	$154,900	41.42
140-007-300-068-00	4141 E JASON RD	01/06/21	$234,000	WD	03-ARM'S LENGTH	$234,000	$101,600	43.42
140-008-200-011-00	5007 E PRICE RD	06/08/20	$216,000	WD	03-ARM'S LENGTH	$216,000	$106,500	49.31
140-009-200-015-04	6070 E PRICE RD	04/27/21	$196,000	WD	03-ARM'S LENGTH	$196,000	$80,100	40.87
140-009-300-010-00	6707 S ST CLAIR RD	08/13/21	$395,500	PTA	03-ARM'S LENGTH	$395,500	$137,600	34.79
140-009-300-014-00	6977 S ST CLAIR RD	11/18/20	$187,000	WD	03-ARM'S LENGTH	$187,000	$84,900	45.40
140-012-200-015-00	9255 E PRICE RD	03/05/21	$170,500	WD	03-ARM'S LENGTH	$170,500	$57,800	33.90
140-012-400-005-00	6898 S MERIDIAN RD	08/03/20	$289,700	WD	03-ARM'S LENGTH	$289,700	$109,300	37.73
140-013-200-005-00	7071 S HOLLISTER RD	09/30/20	$310,000	WD	03-ARM'S LENGTH	$310,000	$113,900	36.74
140-013-300-055-00	7741 S HOLLISTER RD	11/17/20	$214,000	WD	03-ARM'S LENGTH	$214,000	$89,200	41.68
140-014-100-018-00	8740 E JASON RD	01/27/22	$381,250	PTA	03-ARM'S LENGTH	$381,250	$130,100	34.12
140-014-100-045-00	7258 S HOLLISTER RD	04/22/20	$277,000	WD	03-ARM'S LENGTH	$277,000	$111,900	40.40
140-014-400-002-60	8990 PARKER ROAD	06/25/21	$375,000	WD	03-ARM'S LENGTH	$375,000	$153,700	40.99
140-014-400-012-00	8918 PARKER ROAD	07/20/21	$119,000	PTA	03-ARM'S LENGTH	$119,000	$61,100	51.34
140-014-400-014-00	8800 PARKER ROAD	07/29/20	$300,000	WD	03-ARM'S LENGTH	$300,000	$145,200	48.40
140-015-100-008-00	7700 E JASON RD	07/22/21	$340,000	PTA	03-ARM'S LENGTH	$340,000	$152,500	44.85
140-017-100-025-00	7101 S ST CLAIR RD	03/26/21	$214,900	WD	03-ARM'S LENGTH	$214,900	$80,900	37.65
140-017-400-020-00	5655 E PRATT RD	05/01/20	$205,000	WD	03-ARM'S LENGTH	$205,000	$65,000	31.71
140-018-300-025-00	7735 S CHANDLER RD	09/14/20	$247,521	WD	03-ARM'S LENGTH	$247,521	$99,600	40.24
140-019-200-010-01	4135 E ALWARD RD	10/06/20	$205,000	WD	03-ARM'S LENGTH	$205,000	$79,700	38.88
140-019-400-015-50	4816 E ALWARD RD	04/25/21	$335,000	WD	03-ARM'S LENGTH	$335,000	$138,300	41.28
140-021-400-006-00	8790 S SHEPARDSVILLE RD	07/28/20	$300,000	WD	03-ARM'S LENGTH	$300,000	$135,100	45.03
140-021-400-060-00	8990 S SHEPARDSVILLE RD	02/16/21	$378,900	WD	03-ARM'S LENGTH	$378,900	$135,900	35.87
140-022-100-020-01	8408 S UPTON RD	10/01/20	$259,000	WD	03-ARM'S LENGTH	$259,000	$109,800	42.39
140-022-100-020-02	8386 S UPTON RD	07/21/20	$290,000	WD	03-ARM'S LENGTH	$290,000	$104,100	35.90

140-022-100-024-00	7591 E ALWARD RD	08/03/21	$343,000	WD	03-ARM'S LENGTH	$343,000	$127,200	37.08
140-022-100-026-00	8444 S UPTON RD	12/20/21	$305,000	WD	03-ARM'S LENGTH	$305,000	$132,400	43.41
140-022-100-027-00	S UPTON RD	12/20/21	$305,000	WD	03-ARM'S LENGTH	$305,000	$132,400	43.41
140-022-100-065-00	8341 S UPTON RD	08/28/20	$157,000	WD	03-ARM'S LENGTH	$157,000	$64,800	41.27
140-022-200-025-50	8283 S SHEPARDSVILLE RD	01/05/21	$288,700	WD	03-ARM'S LENGTH	$288,700	$136,400	47.25
140-024-200-035-00	9083 E ALWARD RD	09/11/20	$165,000	WD	03-ARM'S LENGTH	$165,000	$62,600	37.94
140-024-300-015-00	9360 E ALWARD RD	10/02/20	$195,000	WD	03-ARM'S LENGTH	$195,000	$70,100	35.95
140-025-100-050-00	9464 E ROUND LAKE RD	02/09/22	$356,000	WD	03-ARM'S LENGTH	$356,000	$104,300	29.30
140-025-200-075-60	9277 E ROUND LAKE RD	06/29/21	$512,500	WD	03-ARM'S LENGTH	$512,500	$239,900	46.81
140-025-400-052-00	9503 E CHADWICK RD	07/01/21	$377,000	LC	03-ARM'S LENGTH	$377,000	$71,700	19.02
140-026-100-039-00	9450 S HOLLISTER RD	01/26/21	$247,000	WD	03-ARM'S LENGTH	$247,000	$83,000	33.60
140-026-200-005-00	8317 E ROUND LAKE RD	12/01/20	$285,000	WD	03-ARM'S LENGTH	$285,000	$173,000	60.70
140-027-400-055-51	7901 E CHADWICK RD	08/19/20	$250,000	CD	03-ARM'S LENGTH	$250,000	$114,800	45.92
140-030-400-017-00	4574 E ROUND LAKE RD	05/28/21	$320,000	WD	03-ARM'S LENGTH	$320,000	$112,000	35.00
140-030-400-019-00	4660 E ROUND LAKE RD	10/25/21	$280,000	WD	03-ARM'S LENGTH	$280,000	$131,800	47.07
140-031-300-076-60	4330 BALLANTINE RD	03/26/21	$220,000	WD	08-ESTATE	$220,000	$106,200	48.27
140-032-100-020-50	10415 BABCOCK RD	08/21/20	$300,000	WD	03-ARM'S LENGTH	$300,000	$139,400	46.47
140-036-200-025-00	9006 E CHADWICK RD	06/04/21	$297,000	WD	03-ARM'S LENGTH	$297,000	$131,000	44.11
140-036-400-010-01	9355 E CUTLER RD	01/11/21	$180,000	WD	03-ARM'S LENGTH	$180,000	$61,800	34.33
140-160-000-135-60	9720 E JASON RD	07/31/20	$261,300	WD	03-ARM'S LENGTH	$261,300	$116,900	44.74
140-160-000-157-50	7301 W VICTORIA DR	04/29/21	$235,000	PTA	03-ARM'S LENGTH	$235,000	$0	0.00
		Totals:	**$14,551,571**			**$14,551,571**	**$5,713,400**	
							Sale. Ratio =>	**39.26**
							Std. Dev. =>	**11.06**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
$142,187	$49,508	$50,492	$97,352	0.519	1,240	$40.72	4020	51.1954	ONE
$111,222	$43,595	$62,405	$64,407	0.969	1,200	$52.00	4020	6.1687	ONE
$168,908	$34,408	$120,592	$128,095	0.941	1,540	$78.31	4020	8.9184	ONE
$284,710	$66,796	$258,204	$207,537	1.244	1,396	$184.96	4020	21.3525	ONE
$353,137	$80,504	$248,496	$259,650	0.957	1,854	$134.03	4020	7.3568	TWO
$205,074	$36,322	$116,078	$160,716	0.722	1,458	$79.61	4020	30.8354	MODULAR
$221,166	$39,224	$205,776	$173,278	1.188	1,414	$145.53	4020	15.6939	ONE
$219,388	$36,691	$181,209	$173,997	1.041	1,248	$145.20	4020	1.0840	ONE
$219,388	$36,691	$190,809	$173,997	1.097	1,248	$152.89	4020	6.6013	ONE
$361,693	$36,378	$337,622	$309,824	1.090	2,507	$134.67	4020	5.9114	TWO
$255,400	$31,458	$202,542	$213,278	0.950	1,341	$151.04	4020	8.0947	ONE
$259,669	$66,995	$149,005	$183,499	0.812	1,512	$98.55	4020	21.8588	TWO
$186,517	$42,400	$153,600	$137,254	1.119	1,432	$107.26	4020	8.8482	TRI-LEVEL
$318,143	$73,810	$321,690	$232,698	1.382	1,611	$199.68	4020	35.1827	ONE
$232,977	$36,538	$150,462	$187,085	0.804	1,765	$85.25	4020	22.6363	ONE
$144,639	$31,606	$138,894	$107,650	1.290	1,064	$130.54	4020	25.9623	ONE
$330,932	$44,102	$245,598	$273,171	0.899	1,664	$147.59	4020	13.1547	ONE
$293,175	$61,942	$248,058	$220,222	1.126	1,846	$134.38	4020	9.5792	1 1/2
$225,979	$31,765	$182,235	$184,966	0.985	1,404	$129.80	4020	4.5372	1 1/2
$302,271	$43,402	$337,848	$246,542	1.370	1,752	$192.84	4020	33.9739	ONE
$280,359	$32,104	$244,896	$236,433	1.036	1,834	$133.53	4020	0.5185	ONE
$362,681	$70,399	$304,601	$278,364	1.094	1,566	$194.51	4020	6.3646	ONE
$141,557	$25,760	$93,240	$110,283	0.845	1,264	$73.77	4020	18.5146	TWO
$434,732	$56,360	$243,640	$360,354	0.676	1,881	$129.53	4020	35.4496	ONE
$354,909	$40,996	$299,004	$298,965	1.000	2,592	$115.36	4020	3.0477	TWO
$200,591	$50,472	$164,428	$142,970	1.150	1,332	$123.44	4020	11.9475	ONE
$217,760	$27,141	$177,859	$181,542	0.980	1,543	$115.27	4020	5.0895	1 1/2
$242,422	$83,930	$163,591	$150,945	1.084	2,016	$81.15	4020	5.3172	ONE
$196,005	$50,805	$154,195	$138,286	1.115	1,664	$92.67	4020	8.4438	TWO
$322,352	$60,816	$274,184	$249,082	1.101	1,129	$242.86	4020	7.0170	ONE
$425,797	$57,766	$242,234	$350,506	0.691	4,124	$58.74	4020	33.9510	TWO
$331,489	$85,337	$293,563	$234,430	1.252	1,489	$197.15	4020	22.1631	ONE
$269,664	$42,820	$216,180	$216,042	1.001	3,200	$67.56	4020	2.9969	BI-LEVEL
$259,410	$57,313	$232,687	$192,473	1.209	1,932	$120.44	4020	17.8323	ONE

$297,427	$46,632	$296,368	$238,852	1.241	1,572	$188.53	4020		21.0191	ONE	
$275,503	$60,338	$244,662	$206,294	1.186	1,896	$129.04	4020		15.5376	TWO	
$275,503	$60,338	$244,662	$206,294	1.186	1,896	$129.04	4020		15.5376	TWO	
$163,238	$27,040	$129,960	$129,712	1.002	1,040	$124.96	4020		2.8700	ONE	
$338,586	$56,217	$232,483	$268,923	0.864	2,229	$104.30	4020		16.6112	TWO	
$158,721	$27,481	$137,519	$124,990	1.100	1,092	$125.93	4020		6.9627	ONE	
$183,054	$31,523	$163,477	$144,315	1.133	1,092	$149.70	4020		10.2169	ONE	
$377,948	$66,016	$289,984	$297,078	0.976	2,564	$113.10	4020		5.4488	ONE	
$554,101	$160,040	$352,460	$375,296	0.939	2,238	$157.49	4020		9.1457	ONE	
$307,300	$153,151	$223,849	$146,809	1.525	2,692	$83.15	4020		49.4159	TWO	
$205,994	$26,600	$220,400	$170,851	1.290	2,085	$105.71	4020		25.9401	BI-LEVEL	
$437,180	$45,967	$239,033	$372,584	0.642	2,737	$87.33	4020		38.9054	TWO	
$266,974	$58,807	$191,193	$198,254	0.964	1,756	$108.88	4020		6.6226	ONE	
$258,598	$55,664	$264,336	$193,270	1.368	2,109	$125.34	4020		33.7091	TWO	
$307,433	$45,888	$234,112	$249,090	0.940	1,966	$119.08	4020		9.0741	TWO	
$251,963	$103,655	$116,345	$141,246	0.824	960	$121.19	4020		20.6902	ONE	
$324,243	$140,716	$159,284	$174,788	0.911	1,680	$94.81	4020		11.9308		1 1/2
$305,917	$35,501	$261,499	$257,539	1.015	1,609	$162.52	4020		1.5232	ONE	
$186,794	$26,393	$153,607	$152,763	1.006	1,936	$79.34	4020		2.5083	TWO	
$318,583	$32,886	$228,414	$272,092	0.839	1,840	$124.14	4020		19.1136	TWO	
$246,015	$47,353	$187,647	$189,202	0.992	2,040	$91.98	4020		3.8827	BI-LEVEL	
$14,917,378		**$11,577,211**	**$11,386,140**			**$123.57**			**1.3827**		
			E.C.F. =>	**1.017**		**Std. Deviation=>**	**0.19848579**				
			Ave. E.C.F. =>	**1.031**		**Ave. Variance=>**	**15.3503**	**Coefficient of Var=>**		**14.89437399**	

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	$47,786	No	/ /	140-012-200-005-00	RESIDENTIAL	401	59
	$25,480	No	/ /		RESIDENTIAL	401	45
	$34,408	No	/ /		RESIDENTIAL	401	47
	$57,370	No	/ /		RESIDENTIAL	401	76
	$58,327	No	/ /		RESIDENTIAL	401	69
	$29,584	No	/ /		RESIDENTIAL	401	72
	$37,720	No	/ /		RESIDENTIAL	401	69
	$32,968	No	/ /		RESIDENTIAL	401	73
	$32,968	No	/ /		RESIDENTIAL	401	73
	$30,232	No	/ /		RESIDENTIAL	401	83
	$28,360	No	/ /		RESIDENTIAL	401	85
	$56,446	No	/ /		RESIDENTIAL	401	69
	$29,692	No	/ /		RESIDENTIAL	401	72
	$57,784	No	/ /		RESIDENTIAL	401	82
	$28,864	No	/ /		RESIDENTIAL	401	51
	$28,224	No	/ /		RESIDENTIAL	401	47
	$36,964	No	/ /		RESIDENTIAL	401	73
	$33,796	No	/ /		RESIDENTIAL	401	77
	$28,324	No	/ /		RESIDENTIAL	401	75
	$40,716	No	/ /		RESIDENTIAL	401	77
	$30,052	No	/ /		RESIDENTIAL	401	72
	$32,320	No	/ /		RESIDENTIAL	401	87
	$25,760	No	/ /		RESIDENTIAL	401	66
	$35,812	No	/ /		RESIDENTIAL	401	85
	$40,996	No	/ /		RESIDENTIAL	401	81
	$27,720	No	/ /		RESIDENTIAL	401	62
	$23,520	No	/ /		RESIDENTIAL	401	64
	$66,841	No	/ /		RESIDENTIAL	401	57
	$31,168	No	/ /		RESIDENTIAL	401	57
	$32,032	No	/ /		RESIDENTIAL	401	88
	$48,638	No	/ /		RESIDENTIAL	401	67
	$69,250	No	/ /		RESIDENTIAL	401	80
	$30,808	No	/ /		RESIDENTIAL	401	64
	$42,926	No	/ /		RESIDENTIAL	401	62

$26,600	No	/ /		RESIDENTIAL	401	82
$56,902	No	/ /	140-022-100-027-00	RESIDENTIAL	401	82
$56,902	No	/ /	140-022-100-026-00	RESIDENTIAL	401	82
$20,440	No	/ /		RESIDENTIAL	401	71
$31,816	No	/ /		RESIDENTIAL	401	75
$25,480	No	/ /		RESIDENTIAL	401	73
$27,440	No	/ /		RESIDENTIAL	401	61
$20,160	No	/ /		RESIDENTIAL	401	69
$93,536	No	/ /		RESIDENTIAL	401	79
$150,326	No	/ /		RESIDENTIAL	401	93
$26,600	No	/ /		RESIDENTIAL	401	80
$41,090	No	/ /		RESIDENTIAL	401	79
$35,276	No	/ /		RESIDENTIAL	401	67
$50,406	No	/ /		RESIDENTIAL	401	67
$35,380	No	/ /		RESIDENTIAL	401	72
$93,670	No	/ /		RESIDENTIAL	401	93
$140,716	No	/ /		RESIDENTIAL	401	76
$29,836	No	/ /		RESIDENTIAL	401	85
$24,080	No	/ /		RESIDENTIAL	401	59
$28,500	No	/ /		LAKE VICTORIA BACK LOTS	401	93
$45,000	No	/ /		LAKE VICTORIA BACK LOTS	401	72

Round Lake
Lake Front

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale $	Asd. when Sold	Asd/Adj. Sale
140-028-200-105-00	9258 OAKDALE DR	12/30/20	$425,000	WD	03-ARM'S LENGTH	$425,000	$70,200	16.52
140-028-300-070-00	6017 TWIN OAKS DR	07/10/20	$110,000	WD	03-ARM'S LENGTH	$110,000	$50,000	45.45
140-028-300-070-00	6017 TWIN OAKS DR	07/19/22	$200,900	WD	03-ARM'S LENGTH	$200,900	$60,400	30.06
140-029-400-035-00	5937 TWIN OAKS DR	05/14/19	$88,000	WD	03-ARM'S LENGTH	$88,000	$52,700	59.89
140-029-400-040-00	5935 TWIN OAKS DR	09/29/22	$248,000	WD	03-ARM'S LENGTH	$235,600	$85,000	36.08
140-029-400-045-60	5931 TWIN OAKS DR	09/20/22	$251,000	WD	03-ARM'S LENGTH	$238,450	$58,000	24.32
140-120-000-036-00	5910 HICKORY HILL DR	05/10/19	$247,000	WD	03-ARM'S LENGTH	$247,000	$113,300	45.87
140-120-000-070-00	5928 E ROUND LAKE RD	07/14/21	$250,000	PTA	03-ARM'S LENGTH	$250,000	$124,800	49.92
140-150-000-026-00	9328 OAKDALE DR	01/13/21	$138,000	WD	03-ARM'S LENGTH	$138,000	$79,400	57.54
140-150-000-035-60	9306 OAKDALE DR	10/07/21	$250,000	LC	03-ARM'S LENGTH	$250,000	$129,800	51.92
140-150-000-039-00	9300 OAKDALE DR	03/18/21	$110,000	WD	03-ARM'S LENGTH	$110,000	$52,000	47.27
		Totals:	**$2,317,900**			**$2,292,950**	**$875,600**	
							Sale. Ratio =>	**38.19**
							Std. Dev. =>	**13.84**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
$466,730	$49,922	$375,078	$382,042	0.982	1,750	$214.33	4500	18.8049	TWO
$129,337	$47,034	$62,966	$75,438	0.835	768	$81.99	4500	33.5149	ONE
$129,337	$47,034	$153,866	$75,438	2.040	768	$200.35	4500	86.9812	ONE
$126,087	$48,756	$39,244	$70,881	0.554	896	$43.80	4500	61.6158	ONE
$182,843	$48,963	$186,637	$122,713	1.521	1,178	$158.44	4500	35.1101	ONE
$123,629	$47,713	$190,737	$69,584	2.741	900	$211.93	4500	157.1289	ONE
$271,614	$47,489	$199,511	$205,431	0.971	1,968	$101.38	4500	19.8637	TWO
$282,626	$50,674	$199,326	$212,605	0.938	2,310	$86.29	4500	23.2278	TWO
$178,007	$86,439	$51,561	$83,930	0.614	1,534	$33.61	4500	55.5489	1 1/2
$277,275	$161,508	$88,492	$106,111	0.834	1,928	$45.90	4500	33.5862	TWO
$129,349	$45,500	$64,500	$76,855	0.839	840	$76.79	4500	33.0579	ONE
$2,296,834		**$1,611,918**	**$1,481,028**			**$114.07**		**8.1443**	
			E.C.F. =>	**1.088**		**Std. Deviation=>**	**0.67083513**		
			Ave. E.C.F. =>	**1.170**		**Ave. Variance=>**	**50.7673**	**Coefficient of Var=>**	**43.39754351**

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	$45,500	No	/ /		ROUND LAKE LAKE FRONT	401	93
	$45,500	No	/ /		ROUND LAKE LAKE FRONT	401	72
	$45,500	No	/ /		ROUND LAKE LAKE FRONT	401	72
	$45,500	No	/ /		ROUND LAKE LAKE FRONT	401	45
	$45,500	No	/ /		ROUND LAKE LAKE FRONT	401	54
	$45,500	No	/ /		ROUND LAKE LAKE FRONT	401	54
	$45,500	No	/ /		ROUND LAKE LAKE FRONT	401	72
	$45,500	No	/ /		ROUND LAKE LAKE FRONT	401	65
	$83,500	No	/ /		ROUND LAKE LAKE FRONT	401	45
	$161,050	No	/ /		ROUND LAKE LAKE FRONT	401	45
	$45,500	No	/ /		ROUND LAKE LAKE FRONT	401	61

Lake Victoria
Lake Front

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale
140-130-000-013-00	6748 HIGHLAND DR	07/26/21	$410,000	PTA	03-ARM'S LENGTH	$410,000	$179,300	43.73
140-160-000-128-00	9669 E JASON RD	12/09/21	$430,000	PTA	03-ARM'S LENGTH	$430,000	$210,700	49.00
140-170-000-019-00	6733 WESTGATE DR	12/03/20	$435,000	WD	03-ARM'S LENGTH	$435,000	$119,000	27.36
140-170-000-021-00	6705 WESTGATE DR	09/23/21	$350,000	WD	03-ARM'S LENGTH	$350,000	$142,600	40.74
140-170-000-028-00	6607 WESTGATE DR	12/15/20	$315,000	WD	03-ARM'S LENGTH	$315,000	$151,500	48.10
140-170-000-035-00	6505 WESTGATE DR	06/07/21	$367,500	WD	03-ARM'S LENGTH	$367,500	$184,800	50.29
140-180-000-008-00	6889 VICTORIA SHORE DR	03/01/21	$410,000	WD	03-ARM'S LENGTH	$410,000	$153,300	37.39
140-180-000-011-00	6849 VICTORIA SHORE DR	10/16/20	$489,000	WD	03-ARM'S LENGTH	$489,000	$218,100	44.60
140-180-000-048-00	6409 VICTORIA SHORE DR	07/17/20	$449,000	WD	03-ARM'S LENGTH	$449,000	$145,300	32.36
		Totals:	**$3,655,500**			**$3,655,500**	**$1,504,600**	
							Sale. Ratio =>	**41.16**
							Std. Dev. =>	**7.85**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
$410,774	$102,392	$307,608	$215,803	1.425	1,248	$246.48	4510	10.1833	ONE
$475,235	$152,631	$277,369	$225,755	1.229	2,064	$134.38	4510	9.4952	ONE
$444,406	$99,817	$335,183	$241,140	1.390	1,200	$279.32	4510	6.6413	ONE
$322,464	$102,548	$247,452	$153,895	1.608	1,490	$166.08	4510	28.4347	ONE
$374,194	$119,915	$195,085	$177,942	1.096	1,440	$135.48	4510	22.7239	LOG
$425,904	$71,921	$295,579	$247,714	1.193	1,618	$182.68	4510	13.0352	ONE
$496,531	$78,297	$331,703	$292,676	1.133	1,507	$220.11	4510	19.0235	1+
$547,114	$72,530	$416,470	$332,109	1.254	2,294	$181.55	4510	6.9565	1 1/2
$414,671	$96,806	$352,194	$222,439	1.583	1,490	$236.37	4510	25.9750	1 1/2
$3,911,293		**$2,758,643**	**$2,109,472**			**$198.05**		**1.5839**	
			E.C.F. =>	**1.308**		**Std. Deviation=>**	**0.18767587**		
			Ave. E.C.F. =>	**1.324**		**Ave. Variance=>**	**15.8299**	**Coefficient of Var=>**	**11.95987618**

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	$95,000	No	/ /		LAKE VICTORIA	401	72
	$142,500	No	/ /		LAKE VICTORIA	401	61
	$95,000	No	/ /		LAKE VICTORIA	401	64
	$95,000	No	/ /		LAKE VICTORIA	401	52
	$112,500	No	/ /		LAKE VICTORIA	401	68
	$65,000	No	/ /		LAKE VICTORIA	401	81
	$70,000	No	/ /		LAKE VICTORIA	401	70
	$70,000	No	/ /		LAKE VICTORIA	401	83
	$95,000	No	/ /		LAKE VICTORIA	401	75

Lake Victoria
Back Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale
140-130-000-037-50	8981 KILDARE DR	07/10/20	$350,000	WD	03-ARM'S LENGTH	$350,000	$168,000	48.00
140-130-000-045-61	6708 BELFAST DR	02/15/22	$317,500	PTA	03-ARM'S LENGTH	$317,500	$136,400	42.96
140-140-000-037-00	6615 PENINSULA WAY	05/03/21	$239,000	WD	03-ARM'S LENGTH	$239,000	$81,000	33.89
140-160-000-034-01	7128 CAMBRIDGE DRIVE	04/09/20	$215,000	WD	03-ARM'S LENGTH	$215,000	$78,900	36.70
140-160-000-052-60	9294 E JASON RD	05/05/21	$160,000	WD	03-ARM'S LENGTH	$160,000	$68,400	42.75
140-160-000-056-00	9338 E JASON RD	11/11/21	$269,750	WD	03-ARM'S LENGTH	$269,750	$100,400	37.22
140-160-000-150-00	9602 BALFOR COURT	06/18/20	$185,000	WD	03-ARM'S LENGTH	$185,000	$90,000	48.65
140-160-000-151-00	BALFOR CT	06/18/20	$185,000	WD	03-ARM'S LENGTH	$185,000	$90,000	48.65
140-160-000-160-00	7323 W VICTORIA DR	12/18/20	$116,000	WD	03-ARM'S LENGTH	$116,000	$52,800	45.52
140-160-000-188-00	7420 E VICTORIA DR	05/22/20	$195,000	WD	03-ARM'S LENGTH	$195,000	$81,800	41.95
140-160-000-189-50	7410 E VICTORIA DR	08/25/20	$230,000	WD	03-ARM'S LENGTH	$230,000	$94,800	41.22
140-160-000-192-00	9748 SHERWOOD DR	08/26/21	$215,000	WD	03-ARM'S LENGTH	$215,000	$91,100	42.37
140-170-000-050-00	9133 E JASON RD	08/10/21	$259,500	PTA	03-ARM'S LENGTH	$259,500	$103,600	39.92
140-170-000-074-60	9300 HIGHLAND VIEW DR	06/01/21	$262,500	WD	03-ARM'S LENGTH	$262,500	$126,600	48.23
140-170-000-080-60	9196 HIGHLAND VIEW DR	05/14/21	$276,500	WD	03-ARM'S LENGTH	$276,500	$117,800	42.60
140-170-000-104-00	6630 WESTGATE DR	10/08/20	$200,000	WD	03-ARM'S LENGTH	$200,000	$74,800	37.40
140-170-000-105-00	6610 WESTGATE DR	02/26/21	$140,000	WD	03-ARM'S LENGTH	$140,000	$72,200	51.57
140-180-000-140-00	6676 CRESTVIEW DR	10/08/20	$182,000	WD	03-ARM'S LENGTH	$182,000	$69,900	38.41
140-180-000-163-00	6720 WESTVIEW DR	09/17/21	$225,000	PTA	03-ARM'S LENGTH	$225,000	$112,000	49.78
140-180-000-207-00	9170 E PRICE RD	09/15/21	$155,000	PTA	03-ARM'S LENGTH	$155,000	$72,800	46.97
140-180-000-210-00	9230 E PRICE RD	02/05/21	$160,000	WD	03-ARM'S LENGTH	$160,000	$78,300	48.94
		Totals:	**$4,537,750**			**$4,537,750**	**$1,961,600**	
							Sale. Ratio =>	**43.23**
							Std. Dev. =>	**5.05**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
$419,219	$35,733	$314,267	$379,314	0.829	1,629	$192.92	4520	17.0083	ONE
$306,511	$78,005	$239,495	$226,020	1.060	1,440	$166.32	4520	6.1022	ONE
$184,960	$24,786	$214,214	$158,431	1.352	1,168	$183.40	4520	35.3497	ONE
$196,517	$22,500	$192,500	$172,124	1.118	1,568	$122.77	4520	11.9784	TWO
$153,330	$41,162	$118,838	$110,948	1.071	1,040	$114.27	4520	7.2521	ONE
$233,101	$26,145	$243,605	$204,704	1.190	1,424	$171.07	4520	19.1436	ONE
$173,839	$34,377	$150,623	$152,919	0.985	2,228	$67.60	4520	1.3611	BI-LEVEL
$173,839	$34,377	$150,623	$152,919	0.985	2,228	$67.60	4520	1.3611	BI-LEVEL
$130,046	$22,500	$93,500	$106,376	0.879	962	$97.19	4520	11.9639	ONE
$231,045	$25,854	$169,146	$202,958	0.833	2,588	$65.36	4520	16.5196	BI-LEVEL
$249,449	$38,754	$191,246	$208,403	0.918	1,552	$123.23	4520	8.0922	ONE
$209,525	$25,789	$189,211	$181,737	1.041	1,794	$105.47	4520	4.2528	1 1/2
$237,635	$30,499	$229,001	$204,882	1.118	1,800	$127.22	4520	11.9122	TWO
$290,363	$66,755	$195,745	$221,175	0.885	1,232	$158.88	4520	11.3575	ONE
$278,602	$28,388	$248,112	$247,492	1.003	2,218	$111.86	4520	0.3909	TWO
$186,144	$25,090	$174,910	$159,302	1.098	1,719	$101.75	4520	9.9382	BI-LEVEL
$178,883	$29,636	$110,364	$147,623	0.748	1,248	$88.43	4520	25.0991	1 1/2
$171,447	$26,198	$155,802	$143,669	1.084	1,092	$142.68	4520	8.5856	BI-LEVEL
$252,901	$64,668	$160,332	$186,185	0.861	1,960	$81.80	4520	13.7454	ONE
$164,124	$25,538	$129,462	$137,078	0.944	2,137	$60.58	4520	5.4158	BI-LEVEL
$165,788	$27,178	$132,822	$137,102	0.969	1,072	$123.90	4520	2.9815	BI-LEVEL
$4,587,268		**$3,803,818**	**$3,841,359**			**$117.82**		**0.8371**	
			E.C.F. =>	**0.990**		**Std. Deviation=>**	**0.14040345**		
			Ave. E.C.F. =>	**0.999**		**Ave. Variance=>**	**10.9434**	**Coefficient of Var=>**	**10.95875734**

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	$31,500	No	/ /		LAKE VICTORIA BACK LOTS	401	95
	$67,500	No	/ /		LAKE VICTORIA BACK LOTS	401	78
	$22,500	No	/ /		LAKE VICTORIA BACK LOTS	401	73
	$22,500	No	/ /		LAKE VICTORIA BACK LOTS	401	70
	$38,500	No	/ /		LAKE VICTORIA BACK LOTS	401	65
	$22,500	No	/ /		LAKE VICTORIA BACK LOTS	401	79
	$32,000	No	/ /	140-160-000-151-00	LAKE VICTORIA BACK LOTS	401	71
	$32,000	No	/ /	140-160-000-150-00	LAKE VICTORIA BACK LOTS	401	71
	$22,500	No	/ /		LAKE VICTORIA BACK LOTS	401	64
	$22,500	No	/ /		LAKE VICTORIA BACK LOTS	401	69
	$33,750	No	/ /		LAKE VICTORIA BACK LOTS	401	71
	$22,500	No	/ /		LAKE VICTORIA BACK LOTS	401	63
	$22,500	No	/ /		LAKE VICTORIA BACK LOTS	401	79
	$45,000	No	/ /		LAKE VICTORIA BACK LOTS	401	76
	$20,725	No	/ /		LAKE VICTORIA BACK LOTS	401	85
	$22,500	No	/ /		LAKE VICTORIA BACK LOTS	401	72
	$22,500	No	/ /		LAKE VICTORIA BACK LOTS	401	71
	$22,500	No	/ /		LAKE VICTORIA BACK LOTS	401	73
	$38,500	No	/ /		LAKE VICTORIA BACK LOTS	401	55
	$22,500	No	/ /		LAKE VICTORIA BACK LOTS	401	61
	$22,500	No	/ /		LAKE VICTORIA BACK LOTS	401	70

Round Lake
Back Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale
140-028-200-070-00	5952 E ROUND LAKE RD	10/13/20	$131,000	WD	03-ARM'S LENGTH	$131,000	$43,900	33.51
140-028-200-105-00	9258 OAKDALE DR	12/30/20	$425,000	WD	03-ARM'S LENGTH	$425,000	$70,200	16.52
140-028-300-070-00	6017 TWIN OAKS DR	07/10/20	$110,000	WD	03-ARM'S LENGTH	$110,000	$50,000	45.45
140-120-000-036-00	5910 HICKORY HILL DR	05/10/19	$247,000	WD	03-ARM'S LENGTH	$247,000	$113,300	45.87
140-120-000-070-00	5928 E ROUND LAKE RD	07/14/21	$250,000	PTA	03-ARM'S LENGTH	$250,000	$124,800	49.92
140-150-000-011-60	9321 OAKDALE DR	03/06/20	$83,000	WD	03-ARM'S LENGTH	$83,000	$32,400	39.04
140-150-000-026-00	9328 OAKDALE DR	01/13/21	$138,000	WD	03-ARM'S LENGTH	$138,000	$79,400	57.54
140-150-000-035-60	9306 OAKDALE DR	10/07/21	$250,000	LC	03-ARM'S LENGTH	$250,000	$129,800	51.92
140-150-000-039-00	9300 OAKDALE DR	03/18/21	$110,000	WD	03-ARM'S LENGTH	$110,000	$52,000	47.27
		Totals:	**$1,744,000**			**$1,744,000**	**$695,800**	
							Sale. Ratio =>	**39.90**
							Std. Dev. =>	**12.14**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
$115,592	$11,600	$119,400	$107,764	1.108	1,440	$82.92	4530	20.9457	ONE
$466,730	$49,922	$375,078	$382,042	0.982	1,750	$214.33	4500	8.3249	TWO
$129,337	$47,034	$62,966	$75,438	0.835	768	$81.99	4500	6.3851	ONE
$271,614	$47,489	$199,511	$205,431	0.971	1,968	$101.38	4500	7.2662	TWO
$282,626	$50,674	$199,326	$212,605	0.938	2,310	$86.29	4500	3.9020	TWO
$82,923	$10,203	$72,797	$75,358	0.966	592	$122.97	4530	6.7500	ONE
$178,007	$86,439	$51,561	$83,930	0.614	1,534	$33.61	4500	28.4191	1 1/2
$277,275	$161,508	$88,492	$106,111	0.834	1,928	$45.90	4500	6.4564	TWO
$129,349	$45,500	$64,500	$76,855	0.839	840	$76.79	4500	5.9281	ONE
$1,933,453		**$1,233,631**	**$1,325,534**			**$94.02**		**3.2145**	
			E.C.F. =>	**0.931**		**Std. Deviation=>**	**0.1390529**		
			Ave. E.C.F. =>	**0.899**		**Ave. Variance=>**	**10.4864**	**Coefficient of Var=>**	**11.67071703**

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	$11,600	No	/ /		ROUND LAKE BACK LOT	401	51
	$45,500	No	/ /		ROUND LAKE LAKE FRONT	401	93
	$45,500	No	/ /		ROUND LAKE LAKE FRONT	401	72
	$45,500	No	/ /		ROUND LAKE LAKE FRONT	401	72
	$45,500	No	/ /		ROUND LAKE LAKE FRONT	401	65
	$8,360	No	/ /		ROUND LAKE BACK LOT	401	65
	$83,500	No	/ /		ROUND LAKE LAKE FRONT	401	45
	$161,050	No	/ /		ROUND LAKE LAKE FRONT	401	45
	$45,500	No	/ /		ROUND LAKE LAKE FRONT	401	61