

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-36-201-014	1309 MINNESOTA	06/11/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$103,020	47.69
88-20-36-227-019	2852 IOWA	11/29/21	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$132,760	51.86
88-20-36-227-031	2731 WISCONSIN	02/15/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$132,490	50.96
88-20-36-276-023	2936 WISCONSIN	03/09/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$109,970	48.66
88-20-36-276-072	2923 DASHWOOD	06/09/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$104,620	39.48
88-20-36-277-014	2862 DASHWOOD	03/15/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$118,030	51.32
88-20-36-277-022	2729 LOVINGTON	04/27/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$96,570	47.11
88-20-36-277-042	2752 DASHWOOD	09/12/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$136,250	47.81
88-20-36-277-071	2712 DASHWOOD	11/22/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$102,560	48.84
88-20-36-277-095	2984 DASHWOOD	03/30/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$122,060	51.94
Totals:			\$2,388,000			\$2,388,000	\$1,158,330	
							Sale. Ratio =>	48.51
							Std. Dev. =>	3.68

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$206,046	\$103,901	\$112,099	\$82,242	1.363	1,372	\$81.70	36C	3.1388
\$265,526	\$103,901	\$152,099	\$130,133	1.169	1,233	\$123.36	36C	16.2846
\$264,970	\$104,669	\$155,331	\$129,067	1.203	1,524	\$101.92	36C	12.8151
\$219,945	\$103,901	\$122,099	\$93,433	1.307	864	\$141.32	36C	2.4838
\$209,239	\$103,901	\$161,099	\$84,813	1.899	1,260	\$127.86	36C	56.7813
\$236,062	\$103,901	\$126,099	\$106,410	1.185	1,410	\$89.43	36C	14.6613
\$193,141	\$82,415	\$122,585	\$89,151	1.375	1,318	\$93.01	36C	4.3377
\$272,505	\$130,804	\$154,196	\$114,091	1.352	1,584	\$97.35	36C	1.9874
\$205,110	\$103,901	\$106,099	\$81,489	1.302	1,243	\$85.36	36C	2.9636
\$244,113	\$103,901	\$131,099	\$112,892	1.161	1,245	\$105.30	36C	17.0367
\$2,316,657		\$1,342,805	\$1,023,721			\$104.66		1.9954
		E.C.F. =>	1.312			Std. Deviation=>	0.216186618	
		Ave. E.C.F. =>	1.332			Ave. Variance=>	13.2490	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
BUNGALOW		\$103,901	No	/ /		R-1E	401
BUNGALOW		\$103,901	No	/ /		R-1E	401
RANCH		\$82,415	No	/ /		RT DUPLEX ZONING (NEW)	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401

9.949377355

Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
47								
64								
54								
48								
49								
55								
45								
45								
45								
61								

[illegible]