

2024 AGRICULTURAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land A. Value	Bldg. Residential	Cost. Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
06-0015-0010-02-3	14423 BROCELIUS SCHOOL RD	05/10/21	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$175,400	47.66	\$370,701	\$155,118	\$212,882	\$223,171	0.954	2,640	\$80.64	AG	15.8402	1STORY	\$155,030	AGRICULTURAL LAND	101
09-0009-0015-06-0	3071 W BUFFALO	11/12/21	\$260,000	WD	31-SPLIT IMPROVED	\$260,000	\$84,900	32.65	\$227,999	\$42,829	\$217,171	\$205,516	1.057								
22-0010-0015-00-7	2044 W GLENDORA	12/06/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$145,100	36.73	\$332,700	\$200,768	\$194,232	\$146,428	1.326	0.572							
Totals:			\$1,023,000			\$1,023,000	\$405,400		\$931,400		\$624,285	\$575,115	1.085		\$80.64		2.6803				
										E.C.F. =>		1.085	Std. Deviation=>		0.19211615	Ave. Variance=>		15.8402	Coefficient of Var=>		14.24094275
										Sale. Ratio =>		39.63	Ave. E.C.F. =>		1.112						
										Std. Dev. =>		7.76									

ORIG ECF = 1.237 STD DEV = 0.3062

MAX ECF = 1.5432 MIN ECF = 0.9308

07-0012-0010-02-3	4958 SAWYER	02/11/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$111,800	40.65	\$270,880	\$88,498	\$186,502	\$202,422	0.921								
05-0107-0004-07-0	2915 CHICAGO	08/05/22	\$400,000	WD	31-SPLIT IMPROVED	\$400,000	\$142,100	35.53	\$245,377	\$34,265	\$365,735	\$234,309	1.561								
06-0004-0010-04-4	2311 E GLENDORA	03/31/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$133,700	34.73	\$243,088	\$64,307	\$320,693	\$198,425	1.616								

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2024 COMMERCIAL ECF NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Arid. when Sold	Arid./Adj. Sale	Cur. Appraisal	Land a Yard	Bids. Residual	Cost. Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	
06-0023-0039-06-5	15212 N RED BUD	10/31/22	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$133,200	40.61	\$325,540	\$62,676	\$265,324	\$421,933	0.629	4,023	\$65.95	2101	1.6025		\$38,061		2101 COM - TWP AVIG	201	
14-2250-0004-00-3	2224 NILES-BUCH	12/23/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$124,900	65.74	\$187,600	\$64,448	\$125,552	\$182,718	0.687	4,147	\$30.28	2102	4.1447	C	\$57,853		2102 COM - TWP FAVOR.	401	
37-7200-0003-02-8		09/14/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$47,800	36.67	\$119,971	\$30,775	\$98,225	\$132,398	0.742	3,358	\$39.25	2201	9.6539		\$29,097		2201 COM - VILLAGE AVI	201	
18-3400-0002-00-5	1682 COLFAX	06/11/21	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$46,600	33.53	\$125,802	\$31,411	\$107,589	\$140,155	0.788	3,664	\$64.66	2102	12.1902	C	\$28,095		2102 COM - TWP FAVOR.	401	
03-0017-0011-08-1	1465 E MAIN	12/29/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$92,700	27.26	\$303,821	\$110,837	\$220,163	\$286,326	0.800	5,625	\$40.74	2102			\$103,294		2102 COM - TWP FAVOR.	201	
Totals:						\$1,126,000	\$444,700		\$1,062,814		\$825,853	\$1,163,480	0.710		\$46.18		1.5387						
						Sale. Ratio =>	39.49						E.C.F. =>	0.710			Std. Deviation==	0.067865308					
						Std. Dev. =>	14.79						Ave. E.C.F. =>	0.725			Ave. Variance==	8.6116			Coefficient of Var=>	11.87482074	
												ORIG ECF = 0.701 STD DEV = 0.104 MAX ECF = 0.805 MIN ECF = 0.597											
34-4450-0002-00-1	7602 LINN	09/13/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,200	40.67	\$157,308	\$75,359	\$104,641	\$121,586	0.861	26,002	\$4.02	2201	21.4945		\$72,233		2201 COM - VILLAGE AVI	201	
05-0008-0007-02-5	5955 W US 12	07/29/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$80,200	43.83	\$196,453	\$67,429	\$115,571	\$207,101	0.588	2,776	\$41.63	2101	8.6814	CD	\$56,573		2102 COM - TWP FAVOR.	201	

2024 INDUSTRIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. 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	Other Parcels in Sale	Land Table	Property Class
06-0034-0020-01-7	16420 BAKERTOWN RD	05/06/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$28,100	24.43	\$99,396	\$14,312	\$100,688	\$118,667	0.848	0	#DIV/0!	INDUS	0.0000		\$11,341	No	INDUSTRIAL	301	0
14-0023-0038-00-4	1515 US 31	10/08/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$167,400	26.78	\$549,343	\$106,348	\$518,652	\$893,135	0.581	41,582	\$12.47	3500	0.7304		\$74,382	No	3500 IND-AVG CNTY-WI	301	0
14-0340-0086-03-7	285 TERRITORIAL	03/09/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$94,800	24.23	\$281,120	\$17,115	\$332,885	\$532,268	0.625	12,625	\$26.37	3500	5.2003		\$11,578	Yes	3500 IND-AVG CNTY-WI	301	0
19-0003-0013-02-6	2809 YORE	09/02/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$73,900	27.89	\$202,098	\$30,837	\$234,163	\$345,284	0.678	6,213	\$37.69	3500	10.4769		\$28,192	No	3500 IND-AVG CNTY-WI	301	0
14-0102-0018-01-5	410 FORT	02/04/22	\$225,000	MLC	03-ARM'S LENGTH	\$225,000	\$19,700	8.76	\$132,940	\$25,569	\$199,431	\$216,474	0.921	6,912	\$28.85	3500	34.7866	B	\$20,297	No	3500 IND-AVG CNTY-WI	301	80
Totals:						\$1,580,000	\$373,900	23.66	\$1,264,897	\$1,385,819	\$2,105,828	0.658	0.731	#DIV/0!	0.14701146	7.2611							
						Sale. Ratio =>	23.66			E.C.F. =>	0.658	Std. Deviation=>		0.14701146									
						Std. Dev. =>	7.79			Ave. E.C.F. =>	0.731	Ave. Variance=>		#DIV/0!	Coefficient of Var=>	#DIV/0!							
												Starting ECF:	0.680										
												Starting StDev:	0.193										
												MAX ECF = 0.8733	0.390										
												MIN ECF = 0.4867	0.970										
14-0014-0015-03-0	2530 N 5TH	11/17/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$54,300	31.03	\$106,013	\$47,264	\$127,736	\$118,446	1.078	4,328	\$29.51	3500	50.5031		\$36,344	Yes	3500 IND-AVG CNTY-WI	301	0

2024 RESIDENTIAL ECF CAMP MADRON

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Adj./Adj. Sale	Cor. Appraisal	Land & Yard	Bldg. Residual	Cost Max. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Desc.					
06-1000-0005-00-1	5 CAMP MADRON RD	08/31/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$170,100	35.07	\$359,872	\$82,983	\$402,017	\$250,352	1.606	1,764	\$227.90	CPMAD	34.3579	13/4 STORY	\$80,000		CAMP MADRON	401	69					
06-1000-0015-00-6	15 CAMP MADRON RD	09/13/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$204,200	48.62	\$489,339	\$80,000	\$340,000	\$370,108	0.919	2,029	\$167.57	CPMAD	34.3579	LOG HOME	\$80,000		CAMP MADRON	401	76					
Totals:			\$905,000			\$905,000	\$374,300		\$849,211		\$742,017	\$620,459			\$197.74													
													Sale. Ratio =>	41.36														
													Std. Dev. =>	9.58														
													E.C.F. =>	1.196	Std. Deviation=>	0.485893408												
													Ave. E.C.F. =>	1.262	Ave. Variance=>	34.3579	Coefficient of Var=>	27.21995522										

ORIG ECF = 1.106
 STD DEV = 0.4858
 MAX ECF = 1.681
 MIN ECF = 0.710

2024 RESIDENTIAL ECF CLEAR LAKE BACK LOTS, FRONTAGE & COLUMBIA CLUB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq. Ft.	ECF Area	Dev. by Mean (N)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class/Building Degr	
06-0029-0001-16-4	15550 LAKEVIEW DR	11/05/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$48,200	32.13	\$123,320	\$28,690	\$121,370	\$100,520	1.207	932	\$130.23	CLF B	6.1456	RANCH	\$28,461		CLEAR LAKE BACK LOT	401	62
06-1180-0011-01-0	15673 LAKEVIEW DR	04/07/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$0	0.00	\$266,579	\$119,562	\$155,438	\$107,364	1.448	824	\$188.64	CLF F	30.1803	1STORY	\$113,137	06-1180-0012-00-1	CLEAR LAKE FRONTAGE	401	59
06-1180-0182-00-4	15882 LAKEVIEW DR	06/25/21	\$80,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$80,000	\$27,700	34.63	\$69,667	\$18,817	\$51,188	\$33,896	1.133	666	\$99.37	CLF B	1.2562	1STORY	\$38,000	06-1180-0183-00-1	CLEAR LAKE BACK LOT	401	53
06-1180-0199-02-0	15963 WALNUT ST	08/05/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$0	0.00	\$134,379	\$15,286	\$149,714	\$126,426	1.184	1,050	\$142.58	CLF B	3.8243	1 1/2 STORY	\$11,337	06-1180-0201-00-9	CLEAR LAKE BACK LOT	401	67
06-1180-0388-01-9	15977 W CLEAR LAKE RD	05/20/21	\$175,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$175,000	\$72,600	41.48	\$205,894	\$49,565	\$126,415	\$187,619	0.757	1,480	\$85.13	CLF B	38.8839	1STORY	\$43,230	06-1180-0388-00-1	CLEAR LAKE BACK LOT	401	65
Totals:						\$840,000	\$143,500		\$719,833	\$64,145	\$556,312				\$127.75								
						Sale Ratio =>		18.27	E.C.F. =>		1.106	Std. Deviation=>		0.248875393	Avg. Variance=>		16.0601	Coefficient of Var=>		14.01446884			
						Std. Dev. =>		20.79	Avg. E.C.F. =>		1.146												

224 ECF USED = 1.106

ORIG ECF = 1.378
 STD DEV = .6306
 MAX ECF = 2.008
 MIN ECF = 0.7474

06-0029-0001-19-9	15537 LAKEVIEW DR	04/28/22	\$418,500	WD	03-ARM'S LENGTH	\$418,500	\$194,100	46.38	\$491,971	\$378,443	\$40,057	\$132,471	0.302	1,380	\$29.03	CLF F	30.2382	1STORY	\$376,833		CLEAR LAKE FRONTAGE	401	57
06-1180-0251-00-6	16091 RDE	04/22/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$81,700	105.67	\$71,218	\$5,400	\$24,600	\$70,932	0.847	900	\$27.33	CLF B	34.6811	1 1/2 STORY	\$5,400	06-1180-0251-00-9, 06-1180-0249-00-1	CLEAR LAKE BACK LOT	401	49
06-1180-0352-01-0	15950 RDE ST	04/15/22	\$320,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$320,000	\$51,100	15.97	\$135,043	\$28,011	\$291,969	\$113,601	2.570	896	\$325.86	CLF B	27.0130	RANCH	\$26,838	06-1180-0350-01-0	CLEAR LAKE BACK LOT	401	69
06-1180-0359-01-0	15969 W CLEAR LAKE RD	02/01/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$50,700	63.38	\$55,494	\$35,672	\$44,328	\$21,042	2.107	0	#DIV/0!	CLF B	210.6598		\$33,364	06-1180-0377-00-0	CLEAR LAKE BACK LOT	401	0

2024 RESIDENTIAL ECF MAPLE BEACH CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Desc.	
06-1250-0016-00-1	416 MAPLE LANE	06/15/21	\$583,000	WD	03-ARM'S LENGTH	\$583,000	\$160,600	27.55	\$399,712	\$167,310	\$415,690	\$322,781	1.288	1,836	\$226.41	MAPLE	0.4565	11/2 STORY	\$167,310		MAPLE BEACH CONDOS	401	83	
06-1250-0020-00-9	420 MAPLE LANE	02/25/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$170,000	27.20	\$424,377	\$174,020	\$450,880	\$347,718	1.297	2,065	\$218.39	MAPLE	0.4565	13/4 STORY	\$174,020		MAPLE BEACH CONDOS	401	83	
Totals:			\$1,208,000			\$1,208,000	\$330,600			\$824,089	\$866,670	\$670,499												
								Sale. Ratio =>	27.37				E.C.F. =>	1.293			Std. Deviation==>	0.00645483						
								Std. Dev. =>	0.25				Ave. E.C.F. =>	1.292			Ave. Variance==>	0.4565					Coefficient of Var=>	0.353195309

ORIG ECF = 1.293
 STD DEV .006
 MAX ECF = 1.299
 MIN ECF = 1.287

2024 RESIDENTIAL ECF RYNEARSON SUBS 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bids, Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.
06-0860-0015-00-5	16521 RYNEARSON RD	06/17/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$101,700	36.98	\$245,105	\$54,184	\$220,816	\$200,547	1.101	1,705	\$129.51	SUBS	0.5113	RANCH	\$15,750		RANCH SUBS, RYNEARSON	401	64
06-1300-0004-00-3	16599 HURON DR	12/05/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$71,300	33.95	\$173,952	\$14,209	\$195,791	\$167,797	1.167	1,212	\$161.54	SUBS	7.0877	RANCH	\$11,544		RANCH SUBS, RYNEARSON	401	63
06-6770-0011-00-2	4782 BACCHUS CT	01/07/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$108,500	30.43	\$388,982	\$41,217	\$308,783	\$255,005	1.211	1,897	\$182.77	SUBS	11.6935	RANCH	\$18,031		RANCH SUBS, RYNEARSON	401	78
06-6780-0098-00-9	15847 MEADOWVIEW DR	08/18/22	\$242,501	WD	03-ARM'S LENGTH	\$242,501	\$90,900	37.48	\$222,761	\$15,609	\$226,892	\$217,597	1.043	1,448	\$156.69	SUBS	5.3235	RANCH	\$12,238		RANCH SUBS, RYNEARSON	401	76
06-6870-0002-02-7	16270 MERSON CT	07/29/21	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$83,300	34.42	\$227,021	\$27,324	\$214,676	\$209,766	1.023	1,439	\$149.18	SUBS	7.2545	RANCH	\$19,449		RANCH SUBS, RYNEARSON	401	79
06-6870-0002-02-7	16270 MERSON CT	09/28/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$83,300	34.71	\$227,021	\$27,324	\$214,676	\$209,766	1.014	1,439	\$147.79	SUBS	8.2080	RANCH	\$19,449		RANCH SUBS, RYNEARSON	401	79
06-6870-0035-01-4	16244 MERSON CT	10/28/22	\$285,500	WD	03-ARM'S LENGTH	\$285,500	\$100,700	35.27	\$246,376	\$14,874	\$220,626	\$243,174	1.113	2,711	\$99.83	SUBS	1.6935	BLEVEL	\$12,600		RANCH SUBS, RYNEARSON	401	69
Totals:			\$1,845,001			\$1,845,001	\$637,700		\$1,626,218		\$1,650,260	\$1,503,652	1.098		\$143.90		0.074588338				0.1547		
						Sale Ratio =>	34.56		E.C.F. =>	1.098		Std. Deviation=>	0.074588338		Ave. Variance=>	\$ 9389	Coefficient of Vari->	5.418910353					
						Std. Dev. =>	2.31		Ave. E.C.F. =>	1.096													

ORIG ECF = 1.125
 STD DEV = 0.134
 MAX ECF = 1.256
 MIN ECF = 0.9911

06-1300-0028-00-0	4824 ERIE DR	11/19/21	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$79,500	38.59	\$200,755	\$34,789	\$171,211	\$174,334	0.982	1,317	\$130.00	SUBS	#REF!	RANCH	\$21,000		RANCH SUBS, RYNEARSON	401	63
06-4980-0003-00-0	16414 MOORLAND PARK	05/20/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$71,200	37.47	\$187,307	\$26,098	\$163,902	\$169,337	0.968	1,552	\$105.61	SUBS	#REF!	RANCH	\$21,000		RANCH SUBS, RYNEARSON	401	61
06-6870-0007-01-1	16271 MERSON CT	09/29/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$70,000	30.43	\$167,777	\$20,667	\$209,333	\$154,527	1.355	1,600	\$130.83	SUBS	#REF!	2 STORY	\$9,991	06-6870-0006-02-2	RANCH SUBS, RYNEARSON	401	64
06-6770-0037-00-2	16008 BRONKHOR DR	07/29/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$71,500	30.43	\$174,366	\$14,485	\$220,515	\$167,842	1.313	1,440	\$153.14	SUBS	#REF!	RANCH	\$11,035		RANCH SUBS, RYNEARSON	401	63
06-6780-0092-00-1	4749 WOODSIDE DR	05/27/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$72,100	31.35	\$175,714	\$20,134	\$209,866	\$163,424	1.284	1,216	\$172.59	SUBS	#REF!	RANCH	\$12,000		RANCH SUBS, RYNEARSON	401	69

2024 RESIDENTIAL ECF - RIVER FRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aud. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land & Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Desc	
06-0002-0015-03-1	12477 N RED BUD TR	02/03/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$111,900	34.97	\$289,235	\$107,205	\$212,795	\$189,024	1.126	1,280	\$166.25	RIVER	10.1612	RANCH	\$74,717		RIVER FRONT	401	63	
06-0012-0009-02-1	4204 E LAKE CHAPIN RD	08/31/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$227,700	36.73	\$556,756	\$230,632	\$389,368	\$338,654	1.150	2,328	\$167.25	RIVER	7.7618	RANCH	\$225,921		RIVER FRONT	401	64	
06-0012-0021-03-9	4834 HILLS HAVEN RD	04/28/22	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$104,100	29.49	\$282,343	\$55,274	\$289,726	\$237,870	1.260	1,374	\$218.14	RIVER	3.2671	RANCH	\$45,334		RIVER FRONT	401	69	
06-0012-0021-11-6	4312 HILLS HAVEN RD	08/05/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$137,500	34.38	\$347,982	\$148,057	\$251,963	\$207,606	1.214	1,544	\$168.18	RIVER	1.3809	RANCH	\$137,690		RIVER FRONT	401	65	
06-4890-0001-00-8	4455 E RIVER RD	06/09/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$119,800	31.95	\$310,981	\$134,092	\$240,908	\$183,685	1.312	1,560	\$154.43	RIVER	8.4156	LOG HOME	\$130,330		RIVER FRONT	401	71	
06-4890-0004-00-7	4365 E RIVER RD	04/30/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$89,500	32.55	\$216,256	\$37,275	\$237,725	\$185,858	1.279	2,546	\$93.37	RIVER	5.1700	RANCH	\$24,729	06-4890-0005-00-3	RIVER FRONT	401	55	
06-6800-0005-00-9	12777 N RED BUD TR	10/07/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$198,300	32.05	\$516,182	\$70,094	\$579,906	\$462,227	1.252	2,586	\$224.35	RIVER	2.4512	RANCH	\$48,277	06-6800-0006-00-5	RIVER FRONT	401	83	
Totals:						\$2,993,000	\$998,800		\$2,515,735		\$2,212,371	\$1,805,425			\$169.55		0.2307							
						Sale. Ratio =>	33.37				E.C.F. =>	1.225			Std. Deviation=>	0.068268753								
						Std. Dev. =>	2.38				Ave. E.C.F. =>	1.227			Ave. Variance=>	5.5154		Coefficient of Var=>	4.493686497					

2024 ECF USED = 1.225

ORIG ECF = 1.147
 STD DEV = 2039
 MAX ECF = 1.351
 MIN ECF = 0.943

06-0023-0030-01-7	14527 N RED BUD TR	08/31/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$106,500	44.38	\$263,531	\$83,847	\$156,153	\$186,588	0.837	2,280	\$68.49	RIVER	83.6888	1 1/2 STORY	\$83,092		RIVER FRONT	401	57
06-0025-0010-00-4	15551 E RIVER RD	10/19/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$150,200	50.92	\$340,525	\$144,390	\$150,610	\$203,671	0.739	1,642	\$91.72	RIVER	73.9478	RANCH	\$141,013		RIVER FRONT	401	56

2024 RESIDENTIAL ECF - RIVERPOINTE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Acid/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Desc.												
06-6732-0007-00-3	4560 RIVER POINTE BLVD	11/12/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$154,300	36.31	\$359,853	\$77,670	\$347,330	\$327,358	1.061	2,000	\$173.67	6731	8.9100	RANCH	\$58,220		RIVERPOINTE CONDOS	401	96												
06-6732-0008-00-0	14150 SPRING VALLEY CT	06/17/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$141,700	32.57	\$396,870	\$64,237	\$370,763	\$385,885	0.961	1,836	\$201.94	6731	1.1097	RANCH	\$44,806		RIVERPOINTE CONDOS	401	97												
06-6732-0019-00-1	14266 SUNSET RIDGE CT	08/20/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$212,300	51.16	\$498,780	\$116,287	\$298,713	\$443,727	0.873	2,552	\$113.05	6731	29.8718	2 STORY	\$98,307		RIVERPOINTE CONDOS	401	84												
06-6732-0028-00-1	14255 SUNSET RIDGE CT	04/19/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$150,000	34.09	\$360,312	\$84,831	\$355,169	\$319,584	1.111	1,747	\$203.30	6731	13.9441	RANCH	\$71,920		RIVERPOINTE CONDOS	401	92												
06-6732-0030-00-5	14225 SUNSET RIDGE CT	07/28/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$159,400	36.23	\$374,268	\$77,898	\$362,102	\$343,817	1.053	1,786	\$202.74	6731	8.1275	RANCH	\$71,994		RIVERPOINTE CONDOS	401	93												
Totals:			\$2,155,000			\$817,700			\$1,990,083		\$1,734,077	\$1,820,371	0.953		\$179.74		1.9313																		
													Sale Ratio =>	37.94																					
													Std. Dev. =>	7.48																					
															E.C.F. =>	0.972	Std. Deviation:		0.175601661																
															Ave. E.C.F. =>	0.972	Ave. Variance(=)		12.3926	Coefficient of Var=>		12.75078982													
																							ORIG ECF = 0.897												
																							STD DEV = 0.6750												
																							MAX ECF = 1.572												
																							MIN ECF = 0.2220												

06-6732-0026-00-8	14295 SUNSET RIDGE CT	06/08/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$31,800	106.00	\$128,803	\$71,955	(\$41,955)	\$65,949	(0.636)	1,848	(\$22.70)	6731	63.6174	RANCH	\$71,955		RIVERPOINTE CONDOS	401	98
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2024 RESIDENTIAL ECF - RURAL RESIDENTIAL - 100 YEAR OLD HOUSES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Acq/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Descr.	
06-0001-0007-03-1	4364 LAKE CHAPIN RD	02/03/23	\$20,600	WD	09-FAMILY	\$20,600	\$10,800	52.43	\$20,369	\$18,400	\$2,200	\$2,862	0.769	0	#DIV/0!	RR100	20.8444		\$18,400			RURAL RESIDENTIAL	402	0
06-0003-0002-02-7	12897 N MAIN ST	07/06/22	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$35,500	19.29	\$79,012	\$16,341	\$167,669	\$91,092	1.841	1,776	\$94.40	RR100	86.7396	2 STORY	\$15,623			RURAL RESIDENTIAL	401	40
06-0006-0013-00-6	16223 S RED BIRD TR	03/03/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$29,300	36.63	\$92,367	\$12,845	\$58,155	\$102,508	0.967	922	\$64.07	RR100	40.8906	1 1/2 STORY	\$2,810			RURAL RESIDENTIAL	401	58
06-0036-0032-00-2	4145 HOWE LN	05/21/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$55,200	39.43	\$135,249	\$18,575	\$121,425	\$169,584	0.716	2,088	\$58.15	RR100	25.7143	2 STORY	\$17,050			RURAL RESIDENTIAL	401	55
Totals:						\$424,600	\$424,600	\$130,800	\$326,997	\$349,439	\$366,041	\$366,041	0.905			#DIV/0!	1.8514							
						Sale. Ratio =>	30.81										Std. Deviation=>	0.584515765						
						Std. Dev. =>	13.63										Ave. Variance=>	43.3658						44.56599449
2024 ECF USE = 0.955																								
06-0004-0001-03-0	12227 BURGYNNE RD	03/21/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$65,100	50.08	\$153,363	\$39,401	\$90,099	\$185,641	0.547	1,304	\$47.58	RR100	54.6960	1 1/2 STORY	\$16,732			RURAL RESIDENTIAL	401	54
06-0030-0013-01-0	812 E WARREN WOODS RD	11/18/21	\$445,000	WD	09-FAMILY	\$445,000	\$0	0.00	\$277,989	\$184,881	\$260,119	\$135,331	1.932	1,260	\$206.44	RR100	192.2089	1 STORY	\$184,881	06-0030-0013-02-0, 06-0030-0013-03-0, 06-0030-0013-04-0		RURAL RESIDENTIAL	401	98
06-0030-0013-02-0	814 E WARREN WOODS RD	11/18/21	\$445,000	WD	09-FAMILY	\$445,000	\$0	0.00	\$294,723	\$184,881	\$260,119	\$159,654	1.629	1,320	\$197.06	RR100	162.9266	1 STORY	\$184,881	06-0030-0013-01-0, 06-0030-0013-03-0, 06-0030-0013-04-0		RURAL RESIDENTIAL	401	98

2024 RESIDENTIAL ECF RURAL RESIDENTIAL AVERAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aid. when Sold	Aid/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Destr.	
06-0002-0002-00-2	12654 N RED BUD TR	06/07/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$35,100	43.88	\$86,369	\$20,977	\$59,003	\$65,503	0.901	576	\$102.44	RRAVE	9.2834	1STORY	\$11,475		RURAL RESIDENTIAL	401	65	
06-0002-0001-01-5	12782 N RED BUD TR	05/16/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$48,900	41.44	\$113,942	\$11,445	\$106,555	\$102,700	1.038	849	\$132.51	RRAVE	4.3910	1STORY	\$10,149		RURAL RESIDENTIAL	401	64	
06-0005-0006-07-3	12388 AULPS RD	05/12/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$69,600	45.95	\$100,333	\$21,999	\$78,401	\$180,012	0.917	1773	\$57.80	RRAVE	7.6355	RANCH	\$17,778		RURAL RESIDENTIAL	401	76	
06-0015-0009-09-0	3083 MILLER RD	05/28/21	\$255,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$255,000	\$91,500	35.88	\$228,759	\$48,904	\$206,096	\$180,215	1.144	1,404	\$146.79	RRAVE	15.0007	1 1/2 STORY	\$46,143	06-0015-0009-04-1, 06-0015-0009-03-3	RURAL RESIDENTIAL	401	73	
06-0002-0014-14-0	14534 N MAIN ST	07/29/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$4,536	2.98	\$155,340	\$38,372	\$116,968	\$22,419	0.717	2,044	\$79.67	RRAVE	27.6590	2 STORY	\$17,340		RURAL RESIDENTIAL	401	86	
06-0023-0012-08-0	15290 N MAIN ST	07/29/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$0	0.00	\$188,057	\$57,415	\$110,645	\$130,904	0.865	1,678	\$86.90	RRAVE	14.8821	1 1/4 STORY	\$49,263		RURAL RESIDENTIAL	401	50	
06-0027-0006-01-1	16019 MADRON LAKE RD	08/12/22	\$196,500	WD	03-ARM'S LENGTH	\$196,500	\$74,800	38.07	\$180,088	\$20,129	\$176,371	\$160,280	1.100	1,144	\$154.17	RRAVE	10.6794	RANCH	\$13,022		RURAL RESIDENTIAL	401	63	
06-0027-0012-04-4	3046 W FOURTH ST	04/30/21	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$99,200	35.56	\$186,407	\$44,164	\$226,306	\$21,278	1.007	1,600	\$143.52	RRAVE	6.3314	RANCH	\$42,392		RURAL RESIDENTIAL	401	61	
06-0027-0023-01-3	15916 MADRON LAKE RD	06/02/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$91,500	37.35	\$235,442	\$33,673	\$211,327	\$202,173	1.045	1,680	\$125.79	RRAVE	5.1674	RANCH	\$13,175		RURAL RESIDENTIAL	401	73	
06-4900-0044-00-0	4020 E RIVER RD	05/09/22	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$83,800	40.79	\$197,884	\$9,107	\$193,893	\$189,155	1.025	1,640	\$118.23	RRAVE	1.1445	TRE LEVEL	\$5,848		RURAL RESIDENTIAL	401	65	
06-7600-0012-06-9	15336 N MAIN ST	06/29/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$52,100	33.61	\$134,993	\$6,517	\$148,483	\$128,733	1.153	1,458	\$102.84	RRAVE	15.9812	1 1/2 STORY	\$5,960		RURAL RESIDENTIAL	401	58	
06-7600-0049-00-3	15356 N MAIN ST	09/27/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$70,800	38.32	\$179,289	\$20,789	\$164,261	\$158,868	1.034	1,730	\$94.95	RRAVE	4.0346	1STORY	\$15,453		RURAL RESIDENTIAL	401	57	
06-7600-0047-01-4	15340 N MAIN ST	06/21/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,500	41.43	\$184,363	\$21,177	\$153,823	\$163,513	0.941	1,504	\$102.28	RRAVE	5.2863	RANCH	\$14,773		RURAL RESIDENTIAL	401	62	
Totals:			\$2,446,500			\$2,446,500	\$913,700	37.35	\$2,461,226	\$2,090,282	\$2,109,206	\$2,109,206	0.991				0.124679176							
													Std. Dev. =>	37.35										
													Std. Dev. =>	12.50										
													E.C.F. =>	0.994										
													Std. Deviation=>	0.124679176										
													Avg. E.C.F. =>	0.998										
													Avg. Variance=>	9.9585										
													Coefficient of Variance=>	10.02263664										
DRG ECF = 0.980																								
STD DEV 0.2088																								
MAX ECF = 1.278																								
MIN ECF = 0.6812																								

06-0032-0016-06-4	16123 W CLEAR LAKE RD	06/05/22	\$117,500	CC	03-ARM'S LENGTH	\$117,500	\$69,800	59.40	\$166,200	\$78,008	\$39,492	\$88,369	0.447	1,008	\$39.18	RRAVE	44.6900	1STORY	\$77,293		RURAL RESIDENTIAL	401	49
06-0027-0008-03-1	3296 W FOURTH ST	05/14/21	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$15,400	75.32	\$90,432	\$6,511	\$40,489	\$84,089	0.482	1,020	\$39.70	RRAVE	RREFI	1STORY	\$6,511		RURAL RESIDENTIAL	401	60
06-0023-0027-01-2	14823 N MAIN ST	09/20/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$11,100	30.83	\$55,625	\$19,777	\$18,223	\$31,920	0.612	1,363	\$11.90	RRAVE	RREFI	RANCH	\$19,777		RURAL RESIDENTIAL	402	89
06-0003-0021-04-8	2924 LITTLE GLENDORA RD	03/31/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$71,600	63.93	\$194,598	\$68,135	\$43,865	\$126,716	0.346	1,122	\$39.10	RRAVE	RREFI	1STORY	\$65,174		RURAL RESIDENTIAL	401	59
06-7600-0047-01-4	15340 N MAIN ST	10/19/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$72,500	30.85	\$184,363	\$21,177	\$213,823	\$163,513	1.308	1,504	\$142.17	RRAVE	130.7882	RANCH	\$14,773		RURAL RESIDENTIAL	401	62
06-7600-0051-02-5	3660 ANDREWS RD	07/13/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$51,500	28.61	\$130,031	\$15,508	\$164,493	\$114,753	1.433	1,055	\$155.92	RRAVE	143.3450	1 1/4 STORY	\$12,233		RURAL RESIDENTIAL	401	61

2024 RESIDENTIAL ECF - MOBILE HOME/MODULAR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Acq/Adj. Sale	Curr. Appraisal	Land + Yard	Blde. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.
06-0027-0004-02-7	15690 MADRON LAKE RD	10/06/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$95,700	44.51	\$227,229	\$38,604	\$176,396	\$281,530	0.627	2,040	\$86.47	RRMH	4.7031	MODULAR	\$19,910		RURAL RESIDENTIAL	401	79
06-0027-0004-06-0	15632 MADRON LAKE RD	01/04/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	50	0.00	\$162,975	\$24,448	\$142,552	\$206,757	0.689	1,680	\$84.85	RRMH	1.5874	MODULAR	\$23,604		RURAL RESIDENTIAL	401	76
06-0035-0004-03-6	3407 CHAMBERLAIN RD	07/23/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$64,600	38.00	\$183,666	\$21,268	\$148,792	\$211,042	0.705	1,740	\$85.48	RRMH	3.1158	MODULAR	\$19,869		RURAL RESIDENTIAL	401	83
Total:						\$552,000	\$160,300		\$552,870	\$84,680	\$467,680	\$699,328			\$85.60		0.4838						
Sale. Ratio =>									29.04	E.C.F. =>			0.669	Std. Deviation==			0.041441056						
Std. Dev. =>									24.04	Ave. E.C.F. =>			0.674	Ave. Variance==			3.1854	Coefficient of Vars=> 4.65476874					

2024 ECF USED = 0.669

ORIG ECF = 0.719
 STD DEV = 0.1206
 MAX ECF = 0.839
 MIN ECF = 0.598

06-0003-0002-03-5	12869 N MAIN ST	06/24/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$69,400	30.17	\$186,122	\$61,168	\$168,832	\$186,499	0.905	1,344	\$125.62	RRMH	90.5273	MODULAR	\$51,063		RURAL RESIDENTIAL	401	74
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2024 RESIDENTIAL ECF - RURAL RES UNDER 10

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.		
06-0010-0009-00-8	13539 N MAIN ST	01/28/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$143,700	41.06	\$353,582	\$137,814	\$212,186	\$236,070	0.899	1,152	\$184.19	RRU10	9.6402	RANCH	\$126,207			RURAL RESIDENTIAL	401	85	
06-0010-0012-06-0	14640 E WAGNER RD	08/12/21	\$243,550	QC	03-ARM'S LENGTH	\$243,550	\$78,300	32.15	\$189,300	\$59,751	\$223,799	\$165,502	1.206	1,362	\$164.32	RRU10	21.1221	1 3/4 STORY	\$17,247			RURAL RESIDENTIAL	401	93	
06-0012-0007-15-0	14743 BRUCELES SCHOOL RD	03/23/22	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$104,900	32.58	\$257,500	\$33,494	\$296,566	\$256,034	1.166	1,644	\$161.57	RRU10	17.0701	2 STORY	\$20,348			RURAL RESIDENTIAL	401	98	
06-0024-0001-17-1	4190 E RIVER RD	04/14/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$141,200	44.13	\$357,318	\$51,262	\$268,738	\$334,853	0.803	2,092	\$128.46	RRU10	19.2675	2 STORY	\$44,348			RURAL RESIDENTIAL	401	74	
06-0027-0009-03-7	15925 WESTPOINTE DR	06/18/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$171,600	44.57	\$431,334	\$55,290	\$329,710	\$411,427	0.801	2,266	\$145.50	RRU10	19.3847	2 STORY	\$35,210			RURAL RESIDENTIAL	401	86	
06-0027-0018-11-7	3357 HICKORY LN	11/18/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$131,800	34.68	\$312,368	\$23,961	\$356,039	\$315,544	1.128	2,246	\$158.52	RRU10	13.3106	RANCH	\$10,296	06-0027-0018-16-0		RURAL RESIDENTIAL	401	89	
06-0032-0014-00-2	16501 W CLEAR LAKE RD	04/02/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$326,000	43.47	\$720,321	\$168,126	\$581,874	\$664,152	0.963	5,378	\$108.20	RRU10	3.2104	1 1/4 STORY	\$18,710	06-0032-0013-00-6		RURAL RESIDENTIAL	401	76	
Totals:			\$2,750,550			\$2,750,550	\$1,097,500		\$2,621,723		\$2,270,852	\$2,343,572				\$152.97		2.6258							
										Sale. Ratio =>		39.90		E.C.F. =>		0.989		Std. Deviation=>		0.171510022		Coefficient of Var=>		14.78560952	
										Std. Dev. =>		5.60		Ave. E.C.F. =>		0.995		Ave. Variance=>		14.7151					
										ORIG ECF = 0.970 STD DEV = 0.323 MAX ECF = 1.293 MIN ECF = 0.647															
06-0032-0012-05-1	16620 RUMYON RD	11/11/22	\$482,000	WD	03-ARM'S LENGTH	\$482,000	\$118,700	24.63	\$266,745	\$20,512	\$461,488	\$269,402	1.713	1,537	\$300.25	RRU10	171.3012	RANCH	\$20,512	06-0032-0012-06-9		RURAL RESIDENTIAL	401	86	
06-0019-0002-03-1	14701 BOYLE LAKE RD	01/18/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$223,700	55.93	\$568,395	\$79,713	\$320,287	\$534,663	0.599	2,476	\$129.36	RRU10	59.9045	2 STORY	\$73,727			RURAL RESIDENTIAL	401	80	
06-0009-0008-07-0	2126 E GLENDORA RD	10/26/22	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$251,200	15.70	\$741,488	\$223,654	\$1,376,346	\$566,558	2.429	3,846	\$357.86	RRU10	242.9312	1 1/2 STORY	\$177,669			RURAL RESIDENTIAL	401	87	

2024 RESIDENTIAL ECF STARR VALLEY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Descr.		
06-7200-0023-00-4	322 PLYMOUTH COLONY	06/04/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$118,800	33.94	\$303,831	\$94,366	\$255,634	\$237,220	1.078	1,680	\$152.16	STARR	4.4384	LOG HOME	\$93,000		STARR VALLEY RANCH	401	72		
06-7200-0023-00-4	322 PLYMOUTH COLONY	08/31/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$124,800	34.67	\$303,831	\$94,366	\$265,634	\$237,220	1.120	1,680	\$158.12	STARR	0.2229	LOG HOME	\$93,000		STARR VALLEY RANCH	401	72		
06-7200-0024-00-1	323 PLYMOUTH COLONY	06/14/21	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$95,700	32.66	\$144,118	\$93,000	\$100,000	\$121,143	1.169	2,214	\$139.48	STARR	-4.6613	LOG HOME	\$83,000		STARR VALLEY RANCH	401	69		
Totals:						\$1,008,000	\$399,300		\$1,003,000	\$851,980	\$721,268	\$645,581			\$156.59		0.4771								
						Sale. Ratio =>	33.83							E.C.F. =>	1.117	Std. Deviation=>		0.045539791							
						Std. Dev. =>	1.02							Ave. E.C.F. =>	1.122	Ave. Variance=>		3.1076	Coefficient of Var=>						2.769641068

ORIG ECF = 1.197
STD DEV = 0.1663
MAX ECF = 1.363
MIN ECF = 1.030

06-7200-0017-00-4	330 CHARLESTOWN COLONY	03/31/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$107,700	28.72	\$258,627	\$76,204	\$298,796	\$206,595	1.446	1,224	\$244.11	STARR	144.6292	LOG HOME	\$76,204	06-7200-0016-00-8	STARR VALLEY RANCH	401	73
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