



4708-16-200-065	10868 HIBNER RD	06/13/23	\$464,500	WD	03-ARM'S LENGTH	\$371,600	\$181,200	48.76	\$375,433	\$135,810	\$235,790	\$199,686	1.181	2,368	\$99.57	4070	8.9717	1 STORY	36%	\$135,000		
4708-26-100-012	12398 CUNDY RD	12/08/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$111,200	38.34	\$265,920	\$39,707	\$250,293	\$176,591	1.417	2,054	\$121.86	4070	14.6839	13/4 - 2 STORY	14%	\$39,707		
4708-29-400-003	9457 BERGIN RD	07/20/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$192,400	43.73	\$413,927	\$158,916	\$281,084	\$199,072	1.412	2,395	\$117.36	4070	14.1451	1 STORY	29%	\$126,185		
4708-29-400-003	9457 BERGIN RD	01/09/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$192,400	43.73	\$413,927	\$158,916	\$281,084	\$199,072	1.412	2,395	\$117.36	4070	14.1451	1 STORY	29%	\$126,185		
4708-35-200-022	777 N PLEASANT VALLEY	12/22/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$135,800	41.78	\$354,803	\$96,885	\$228,115	\$201,341	1.133	1,914	\$119.18	4070	13.7544	1 STORY	30%	\$96,885		
4708-36-200-005	13800 LONE TREE RD	08/28/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$157,000	49.37	\$325,223	\$139,621	\$178,379	\$144,888	1.231	1,739	\$102.58	4070	3.9374	1 STORY	39%	\$123,480		
4708-36-300-006	173 JENI LN	10/05/22	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$186,600	31.36	\$616,731	\$199,116	\$395,884	\$326,007	1.214	2,724	\$145.33	4070	5.6180	SPLIT-LEVEL	32%	\$191,192		
4708-36-300-017	125 JENI LN	06/26/23	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$192,400	40.17	\$476,438	\$108,320	\$370,680	\$287,368	1.290	2,012	\$184.23	4070	1.9394	13/4 - 2 STORY	23%	\$108,320		
4708-36-300-030	13365 COMMERCE RD	12/14/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$110,300	36.77	\$299,474	\$97,636	\$202,364	\$157,563	1.284	1,712	\$118.20	4070	1.3817	13/4 - 2 STORY	33%	\$97,636		
4708-36-400-007	13631 SHEILA LN	09/29/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$230,900	34.72	\$687,870	\$212,916	\$452,084	\$370,768	1.219	3,383	\$133.63	4070	5.1204	1 STORY	29%	\$191,192		
4708-36-400-030	13593 SHEILA LN	03/02/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$168,700	29.86	\$550,423	\$143,576	\$421,424	\$317,601	1.327	2,334	\$180.56	4070	5.6376	13/4 - 2 STORY	19%	\$106,751		
<b>Totals:</b>			<b>\$10,800,500</b>			<b>\$10,707,600</b>	<b>\$4,211,100</b>		<b>\$10,743,996</b>		<b>\$7,452,773</b>	<b>\$5,907,054</b>			<b>\$3744.67</b>		<b>227.9583</b>					
								<b>Sale. Ratio =&gt;</b>	<b>39.33</b>				<b>E.C.F. =&gt;</b>	<b>1.262</b>	<b>Std. Deviation=&gt;</b>		<b>0.103605581</b>					
								<b>Std. Dev. =&gt;</b>	<b>5.25</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.271</b>	<b>Ave. Variance=&gt;</b>		<b>8.7676</b>	<b>Coefficient of Var=&gt;</b>		<b>6.900807981</b>		



Sale. Ratio => 39.52 E.C.F. => 1.255 Std. Deviation=> 0.070215067  
 Std. Dev. => 3.10 Ave. E.C.F. => 1.254 Ave. Variance=> 5.7987 Coefficient of Var=> 4.624746559

4170 - MILLPOINTE  
 ECF Study

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	L/B Ratio	Land Value
4708-29-201-032	1822 ANDOVER BLVD	09/05/23	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$128,800	42.09	\$293,334	\$70,400	\$235,600	\$178,633	1.319	1,372	\$171.72	4170	1.4872	1 STORY	23%	\$70,400
4708-29-201-033	1816 ANDOVER BLVD	08/23/23	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$128,900	40.60	\$306,101	\$70,400	\$247,100	\$188,863	1.308	1,372	\$180.10	4170	0.4323	1 STORY	22%	\$70,400
4708-29-201-035	1770 ANDOVER BLVD	06/01/22	\$291,100	WD	03-ARM'S LENGTH	\$291,100	\$108,600	37.31	\$281,883	\$71,147	\$219,953	\$168,859	1.303	1,629	\$135.02	4170	0.1449	BI-LEVEL	24%	\$70,400
4708-29-201-045	1686 ANDOVER BLVD	02/12/24	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$128,200	40.19	\$291,160	\$70,400	\$248,600	\$176,891	1.405	1,372	\$181.20	4170	10.1352	1 STORY	22%	\$70,400
4708-29-201-064	1669 DARTMOOR DR	03/31/23	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$91,800	37.02	\$233,687	\$70,400	\$177,600	\$130,839	1.357	1,288	\$137.89	4170	5.3361	BI-LEVEL	28%	\$70,400
4708-29-201-080	1758 DARTMOOR DR	09/14/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$123,600	39.87	\$316,119	\$70,400	\$239,600	\$196,890	1.217	1,384	\$173.12	4170	8.7111	1 STORY	23%	\$70,400
4708-29-201-089	1668 DARTMOOR DR	08/15/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$127,400	40.06	\$294,822	\$70,400	\$247,600	\$179,825	1.377	1,833	\$135.08	4170	7.2859	13/4 - 2 STORY	22%	\$70,400
4708-29-201-115	1714 NEWGATE LN	01/09/23	\$272,900	WD	03-ARM'S LENGTH	\$272,900	\$108,700	39.83	\$273,418	\$72,118	\$200,782	\$161,298	1.245	1,614	\$124.40	4170	5.9244	BI-LEVEL	26%	\$70,400
4708-29-201-115	1714 NEWGATE LN	11/22/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$119,900	42.07	\$273,418	\$72,118	\$212,882	\$161,298	1.320	1,614	\$131.90	4170	1.5772	BI-LEVEL	25%	\$70,400
4708-29-201-142	1707 CHELSEA CIR DR	09/26/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$137,400	42.28	\$312,225	\$70,400	\$254,600	\$193,770	1.314	1,472	\$172.96	4170	0.9896	13/4 - 2 STORY	22%	\$70,400
4708-29-201-181	1534 CHELSEA CIR	11/30/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$137,600	41.07	\$321,795	\$73,302	\$261,698	\$199,113	1.314	1,372	\$190.74	4170	1.0286	1 STORY	21%	\$70,400
4708-29-201-194	1867 ANDOVER CT	09/26/22	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$115,800	40.35	\$285,479	\$72,044	\$214,956	\$171,022	1.257	1,602	\$134.18	4170	4.7139	BI-LEVEL	25%	\$70,400
4708-29-201-196	1847 ANDOVER BLVD	10/05/23	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$112,700	38.46	\$280,095	\$70,400	\$222,600	\$168,025	1.325	1,614	\$137.92	4170	2.0771	BI-LEVEL	24%	\$70,400
<b>Totals:</b>			<b>\$3,907,500</b>			<b>\$3,907,500</b>	<b>\$1,569,400</b>		<b>\$3,763,536</b>		<b>\$2,983,571</b>	<b>\$2,275,326</b>			<b>\$154.33</b>		<b>0.0000</b>			
								<b>Sale. Ratio =&gt;</b>	<b>40.16</b>				<b>E.C.F. =&gt;</b>	<b>1.311</b>		<b>Std. Deviation=&gt;</b>	<b>0.0516</b>			
								<b>Std. Dev. =&gt;</b>	<b>1.65</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.304</b>		<b>Ave. Variance=&gt;</b>	<b>5.8070</b>	<b>Coefficient of Var=&gt;</b>	<b>3.324769638</b>	



Table with 21 columns: 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, L/B Ratio, Land Value. Rows include parcel 4708-29-401-032 through 4708-29-401-076.

Totals: \$2,816,420 \$2,816,420 \$1,101,000 \$2,679,604 \$2,005,720 \$2,961,813 \$134.04 0.1500  
Sale. Ratio => 39.09 E.C.F. => 0.677 Std. Deviation=> 0.027641256  
Std. Dev. => 2.67 Ave. E.C.F. => 0.679 Ave. Variance=> 2.6611 Coefficient of Var=> 3.920916709

4255 - HARTLAND ESTATES

ECF Study

Table with 21 columns: 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, L/B Ratio, Land Value. Rows include parcel 4708-19-401-053 through 4708-19-402-150.

Totals: \$3,910,800 \$3,910,800 \$1,561,500 \$3,866,110 \$3,052,723 \$3,921,816 \$162.37 0.1713  
Sale. Ratio => 39.93 E.C.F. => 0.778 Std. Deviation=> 0.034881805  
Std. Dev. => 4.33 Ave. E.C.F. => 0.777 Ave. Variance=> 2.7592 Coefficient of Var=> 3.552491046

4260 - WALNUT RIDGE ESTATES & 4275 - WOODS EDGE

ECF Study

Table with 21 columns: 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, L/B Ratio, Land Value. Rows include parcel 4708-19-301-006 through 4708-27-405-013.

Totals: \$4,181,400 \$4,181,400 \$1,976,300 \$4,107,311 \$3,423,548 \$3,705,154 \$217.99 0.0151  
Sale. Ratio => 47.26 E.C.F. => 0.924 Std. Deviation=> 0.054283244  
Std. Dev. => 3.22 Ave. E.C.F. => 0.924 Ave. Variance=> 5.3972 Coefficient of Var=> 5.842074505

4270 - MEADOW ESTATES

ECF Study

Table with 21 columns: 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, L/B RATIO, Land Value. Rows include parcel 4708-32-201-001 through 4708-32-401-060.

Totals: \$2,067,000 \$2,055,000 \$792,000 \$2,041,391 \$1,508,351 \$1,775,228 \$171.90 0.0500  
Sale. Ratio => 38.54 E.C.F. => 0.850 Std. Deviation=> 0.011381094  
Std. Dev. => 3.68 Ave. E.C.F. => 0.849 Ave. Variance=> 0.7724 Coefficient of Var=> 0.909609701

4280 - WILDERNESS LAKE EST

ECF Study

Table with 21 columns: 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, L/B RATIO, Land Value. Rows include parcel 4708-35-400-028 through 4708-36-401-006.

Totals: \$2,155,000 \$2,155,000 \$814,200 \$2,095,163 \$1,849,859 \$1,926,827 \$179.88 0.0353  
Sale. Ratio => 37.78 E.C.F. => 0.960 Std. Deviation=> 0.03777576  
Std. Dev. => 7.31 Ave. E.C.F. => 0.960 Ave. Variance=> 2.8826 Coefficient of Var=> 3.003612853

4285 - FIDDLER GROVE

ECF Study

Table with 21 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Time Adj, 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, L/B Ratio. Rows include parcel 4708-29-105-002 through 4708-29-105-010.

Totals: \$1,406,800 \$1,588,180 \$663,000 \$1,539,216 \$1,290,937 \$1,185,089 \$259.01 0.0700  
Sale. Ratio => 41.75 E.C.F. => 1.089 Std. Deviation=> 0.051832025  
Std. Dev. => 2.14 Ave. E.C.F. => 1.090 Ave. Variance=> 3.8676 Coefficient of Var=> 3.548217892

4290 - LONG LAKE PINES

ECF Study

Table with 21 columns: 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, L/B Ratio, Land Value. Rows include parcel 4708-33-402-003 through 4708-33-402-023.

Totals: \$1,805,500 \$1,805,500 \$691,400 \$1,721,447 \$1,449,594 \$1,500,595 \$575.58 6.4009  
Sale. Ratio => 38.29 E.C.F. => 0.966 Std. Deviation=> 0.0293

Std. Dev. => 2.80 Ave. E.C.F. => 0.965 Ave. Variance=> 2.1336 Coefficient of Var=> 2.211657723

4300 - HARTLAND MANOR & 4325 FOX RIDGE STACKED & 4330 - HUNTERS RIDGE CONDOS & 4335 HUNTERS RIDGE STACKED

ECF Study

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	L/B Ratio	Land Value
4708-21-302-002	10533 FAWN RIDGE TR	05/16/23	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$48,300	42.93	\$110,011	\$25,900	\$86,600	\$84,111	1.030	636	\$136.16	4300	6.9730	ATT CONDO	0.230222222	\$25,900
4708-21-303-007	10233 CROSSVIEW TRL	05/15/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$95,700	41.61	\$229,305	\$43,950	\$186,050	\$176,865	1.052	1,508	\$123.38	4325	4.7392	ATT CONDO	0.189347826	\$43,550
4708-21-303-014	10282 CROSSVIEW TRL	05/09/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$90,400	37.67	\$246,478	\$43,772	\$196,228	\$193,422	1.015	1,565	\$125.39	4325	8.4813	ATT CONDO	0.181458333	\$43,550
4708-21-303-022	10266 CROSSVIEW TRL	05/11/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$96,900	43.07	\$226,275	\$43,950	\$181,050	\$173,974	1.041	1,714	\$105.63	4325	5.8650	ATT CONDO	0.193555556	\$43,550
4708-21-303-026	10118 RIDGE RUN ST	06/28/22	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$83,600	35.88	\$229,206	\$43,772	\$189,228	\$176,941	1.069	1,565	\$120.91	4325	2.9879	ATT CONDO	0.186909871	\$43,550
4708-21-303-036	10086 RIDGE RUN ST	06/01/22	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$73,200	33.89	\$203,499	\$43,550	\$172,450	\$152,623	1.130	1,306	\$132.04	4325	3.0586	ATT CONDO	0.20162037	\$43,550
4708-21-306-010	10028 RIDGE RUN ST	09/28/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$87,200	35.59	\$216,966	\$63,960	\$181,040	\$145,998	1.240	1,243	\$145.65	4335	14.0695	ATT CONDO	0.261061224	\$63,960
4708-21-306-011	10020 RIDGE RUN ST	05/18/23	\$279,268	WD	03-ARM'S LENGTH	\$279,268	\$107,000	38.31	\$258,228	\$63,960	\$215,308	\$185,370	1.162	1,763	\$122.13	4335	6.2181	ATT CONDO	0.229027314	\$63,960
4708-21-306-012	10010 RIDGE RUN ST	08/14/23	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$125,600	43.01	\$298,688	\$63,960	\$228,040	\$223,977	1.018	1,565	\$145.71	4335	8.1182	ATT CONDO	0.219041096	\$63,960
4708-21-306-028	9936 RIDGE RUN ST	02/20/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$106,600	38.76	\$257,486	\$63,960	\$211,040	\$184,662	1.143	1,719	\$122.77	4335	4.3522	ATT CONDO	0.232581818	\$63,960
4708-21-306-050	9836 RIDGE RUN ST	02/14/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$108,800	37.52	\$262,363	\$63,960	\$226,040	\$189,316	1.194	1,763	\$128.21	4335	9.4662	ATT CONDO	0.220551724	\$63,960

Totals: \$2,637,768 \$2,637,768 \$1,023,300 \$2,538,505 \$2,073,074 \$1,887,260 \$1407.98 74.3292

E.C.F. => 1.098 Std. Deviation=> 0.0779

Std. Dev. => 3.43 Ave. E.C.F. => 1.099 Ave. Variance=> 6.7572 Coefficient of Var=> 6.146697317

4320 - FAWN, WOODCLIFF'S & FOX RIDGE

ECF Study

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	L/B Ratio	Land Value
4708-21-101-001	2461 WOODCLIFF TR	01/19/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$112,400	38.10	\$289,213	\$57,770	\$237,230	\$192,228	1.234	1,421	\$166.95	4320	3.3314	ATT CONDO	0.195830508	\$57,770
4708-21-101-048	10443 VIEWTOP CT	06/02/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$113,400	37.67	\$272,686	\$57,770	\$243,230	\$178,502	1.363	1,421	\$171.17	4320	9.5201	ATT CONDO	0.19192691	\$57,770
4708-21-102-011	10483 NORTH VALLEY C	04/08/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$107,000	40.84	\$258,898	\$57,770	\$204,230	\$167,050	1.223	1,238	\$164.97	4320	4.4850	ATT CONDO	0.220496183	\$57,770
4708-21-102-019	10388 TOPHILL DR	04/27/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$116,700	41.68	\$280,375	\$57,770	\$222,230	\$184,888	1.202	1,528	\$145.44	4320	6.5447	ATT CONDO	0.206321429	\$57,770
4708-21-102-033	2631 S MOONGLOW CT	08/04/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$117,600	43.56	\$267,893	\$57,770	\$212,230	\$174,521	1.216	1,528	\$138.89	4320	5.1346	ATT CONDO	0.213962963	\$57,770
4708-21-102-035	2607 S MOONGLOW CT	08/22/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$110,900	36.97	\$287,632	\$57,770	\$242,230	\$190,915	1.269	1,238	\$195.66	4320	0.1364	ATT CONDO	0.192566667	\$57,770
4708-21-102-043	2710 N MOONGLOW CT	05/31/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$115,900	38.63	\$264,196	\$57,770	\$242,230	\$171,450	1.413	1,238	\$195.66	4320	14.5411	ATT CONDO	0.192566667	\$57,770
4708-21-102-052	2763 N MOONGLOW CT	06/02/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$116,900	39.63	\$286,382	\$57,770	\$237,230	\$189,877	1.249	1,238	\$191.62	4320	1.8032	ATT CONDO	0.195830508	\$57,770
4708-21-102-068	10345 NORTH VALLEY C	09/12/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$105,000	35.59	\$274,290	\$57,770	\$237,230	\$179,834	1.319	1,238	\$191.62	4320	5.1743	ATT CONDO	0.195830508	\$57,770
4708-21-301-002	10404 FAWN RIDGE TR	10/11/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$133,100	41.59	\$312,615	\$57,770	\$262,230	\$211,665	1.239	1,552	\$168.96	4320	2.8529	ATT CONDO	0.18053125	\$57,770
4708-21-301-007	10452 FAWN RIDGE TR	08/07/23	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$125,800	43.68	\$285,880	\$58,349	\$229,651	\$188,979	1.215	1,552	\$147.97	4320	5.2201	ATT CONDO	0.200590278	\$57,770

Totals: \$3,206,000 \$3,206,000 \$1,274,700 \$3,080,060 \$2,569,951 \$2,029,909 \$170.81 0.1377

Sale. Ratio => 39.76 E.C.F. => 1.266 Std. Deviation=> 0.140107036

Std. Dev. => 2.67 Ave. E.C.F. => 1.267 Ave. Variance=> 5.3403 Coefficient of Var=> 4.213559306





4560 - LAKE METES & BOUNDS & 4565 - LONG LAKE FRONT & 4570 - WHALEN LAKE

ECF Study

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	L/B Ratio	Land Value		
4708-23-200-044	2661 IRIS LN	11/03/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$203,100	31.25	\$645,748	\$105,253	\$544,747	\$452,297	1.204	1,632	\$333.79	4560	7.9549	1 STORY	15%	\$94,987		
4708-28-401-069	848 LONG LAKE DR	03/31/23	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$340,900	28.41	\$1,143,666	\$351,578	\$848,422	\$662,835	1.280	3,104	\$273.33	4565	0.3960	1 STORY	27%	\$321,646		
4708-33-401-309	10805 BLAINE RD	06/13/23	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$507,400	37.59	\$1,308,578	\$346,449	\$1,003,551	\$805,129	1.246	2,795	\$359.05	4565	3.7502	13/4 - 2 STORY	25%	\$335,376		
4708-34-100-026	11055 ALBERTA DR	02/14/23	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$302,400	40.86	\$671,696	\$282,941	\$457,059	\$325,318	1.405	1,968	\$232.25	4565	12.1011	1 STORY	37%	\$273,827		
<b>Totals:</b>			<b>\$3,940,000</b>			<b>\$3,940,000</b>	<b>\$1,353,800</b>		<b>\$3,769,688</b>		<b>\$2,853,779</b>	<b>\$2,245,579</b>			<b>\$299.61</b>		<b>1.3106</b>					
								<b>Sale. Ratio =&gt;</b>	<b>34.36</b>					<b>E.C.F. =&gt;</b>	<b>1.271</b>	<b>Std. Deviation=&gt;</b>		<b>0.086397825</b>				
								<b>Std. Dev. =&gt;</b>	<b>5.71</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.284</b>	<b>Ave. Variance=&gt;</b>		<b>6.0505</b>	<b>Coefficient of Var=&gt;</b>	<b>4.712450732</b>		