

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
80-17-027-014-00	17711 76TH ST	3/25/2025	\$390,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$390,500	\$183,300	46.94	\$450,514	\$259,487	\$124,756	\$110,564	1.128	0	#DIV/0!	'101AG	0.2825			\$448,872	No	//	80-17-027-060-00	101 AGRICULTURAL	101	0	
80-17-084-024-20	75719 76TH ST	12/4/2024	\$505,932	PTA	19-MULTI PARCEL ARM'S LENGTH	\$505,932	\$277,400	54.83	\$584,425	\$452,689	\$53,243	\$47,365	1.124	0	#DIV/0!	'101AG	0.7085	ONE STORY		\$411,716	No	//	80-17-084-024-15	101 AGRICULTURAL	101	45	
80-17-085-009-00	72682 24TH AVE	9/25/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,200	34.13	\$111,129	\$109,506	\$40,494	\$35,487	1.141	0	#DIV/0!	'101AG	0.9909	MOBILE HOME		\$98,672	No	//		101 AGRICULTURAL	102	35	
Totals:						\$1,046,432	\$511,900		\$1,146,068		\$218,493	\$193,416			#DIV/0!												
							Sale. Ratio =>	48.92				E.C.F. =>	1.130		Std. Deviation=>	0.008842											
							Std. Dev. =>	10.44				Ave. E.C.F. =>	1.131		Ave. Variance=>	0.6606		Coefficient of Var=>	0.584003758								
NOT USED:																											
80-17-085-004-02	73225 CR 380	3/26/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$51,300	18.32	\$182,149	\$181,595	\$98,405	\$561	175.410	0	#DIV/0!	'101AG	17427.8797	1 1/2 STORY		\$42,680	No	//		101 AGRICULTURAL	401	50	

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80-17-011-052-00	07078 73 1/2 ST	6/30/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$138,400	32.56	\$446,939	\$153,454	\$271,546	\$383,623	0.708	11,912	\$22.80	'201CO	0.8183			\$106,145		
80-17-015-091-00	09921 BLUE STAR HWY	3/17/2025	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$599,700	99.95	\$1,249,231	\$268,622	\$331,378	\$500,452	0.662	24,315	\$13.63	'201CO	5.3872			\$89,700		
80-17-015-024-10	09741 M 140 HWY	12/15/2023	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$0	0.00	\$450,262	\$67,402	\$507,598	\$652,369	0.778	8,372	\$60.63	'201CO	6.2055			\$67,402		
Totals:			\$1,600,000			\$1,600,000	\$738,100		\$2,146,432		\$1,110,522	\$1,536,444			\$32.35		0.6758					
								Sale. Ratio =>	46.13				E.C.F. =>	0.723	Std. Deviation=>		0.058395					
								Std. Dev. =>	50.98				Ave. E.C.F. =>	0.716	Ave. Variance=>		4.1370	Coefficient of Var=>		5.777696495		

not used:

80-17-011-026-00	72401 CR 388	6/17/2024	\$2,047,400	WD	03-ARM'S LENGTH	\$2,047,400	\$405,900	19.83	\$989,595	\$478,858	\$1,568,542	\$696,776	2.251	3,421	\$458.50	'201CO	153.5113			\$414,735
80-17-189-018-00	CR 388	6/24/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$22,200	17.08	\$51,576	\$4,244	\$125,756	\$64,572	1.948	947	\$132.79	'201CO	194.7531			\$4,244
80-17-189-022-00	CR 388	5/31/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$19,100	15.92	\$47,293	\$4,244	\$115,756	\$58,729	1.971	947	\$122.23	'201CO	197.1019			\$4,244

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80-17-002-056-10	01821 73RD ST	2/14/2025	\$108,000	PTA	03-ARM'S LENGTH	\$108,000	\$27,400	25.37	\$64,383	\$38,758	\$69,242	\$71,542	0.968	2,080	\$33.29	'301IN	15.1812			\$36,456	
80-17-015-081-00	01500 KALAMAZOO ST	9/26/2024	\$460,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$460,000	\$385,400	83.78	\$731,882	\$287,974	\$172,026	\$258,987	0.664	16,198	\$10.62	'301IN	15.1812			\$47,840	
Totals:			\$568,000			\$568,000	\$412,800		\$796,265		\$241,268	\$330,529			\$21.95		8.6094				
								Sale. Ratio =>	72.68				E.C.F. =>	0.730	Std. Deviation=>		0.2146951				
								Std. Dev. =>	41.30				Ave. E.C.F. =>	0.816	Ave. Variance=>		15.1812	Coefficient of Var=>	18.60356959		

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80-17-001-032-00	00600 70TH ST	12/30/2024	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$182,100	37.55	\$428,910	\$58,019	\$426,981	\$231,084	1.848	3,144	\$135.81	'350RR	17.0399	1 3/4 STORY		\$46,700	No	//		350 RURAL RESIDENTIAL
80-17-001-049-00	01447 71 1/2 ST	8/16/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$97,300	37.42	\$245,365	\$36,882	\$223,118	\$129,895	1.718	1,792	\$124.51	'350RR	4.0348	TWO STORY		\$31,800	No	//		350 RURAL RESIDENTIAL
80-17-002-045-00	73211 2ND AVE	4/26/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$106,500	47.33	\$120,567	\$67,640	\$157,360	\$89,051	1.767	1,457	\$108.00	'350RR	8.9746	1 1/2 STORY		\$64,233	No	//		350 RURAL RESIDENTIAL
80-17-002-061-10	00721 73RD ST	4/4/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$0	0.00	\$314,011	\$74,603	\$200,397	\$149,163	1.343	1,344	\$149.10	'350RR	33.3855	1 3/4 STORY		\$68,510	No	//		350 RURAL RESIDENTIAL
80-17-011-050-00	07509 M 43 HWY	4/12/2024	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$90,400	32.99	\$244,191	\$6,261	\$267,739	\$148,242	1.806	1,152	\$232.41	'350RR	12.8762	1 1/2 STORY		\$5,406	No	//		350 RURAL RESIDENTIAL
80-17-011-054-20	73294 6TH AVE	6/13/2024	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$120,800	44.91	\$251,437	\$45,310	\$223,690	\$128,428	1.742	1,240	\$180.40	'350RR	6.4422	ONE STORY		\$32,272	No	//		350 RURAL RESIDENTIAL
80-17-012-016-00	70519 6TH AVE	10/24/2023	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$97,700	37.15	\$233,756	\$48,863	\$214,137	\$115,198	1.859	1,408	\$152.09	'350RR	18.1529	ONE STORY		\$45,860	No	//		350 RURAL RESIDENTIAL
80-17-012-019-00	04709 CR 689	6/16/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$121,200	41.08	\$266,171	\$49,130	\$245,870	\$147,689	1.665	1,422	\$172.90	'350RR	1.2550	ONE STORY		\$31,800	No	//		350 RURAL RESIDENTIAL
80-17-014-007-02	10442 CR 689	6/6/2024	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$81,400	48.45	\$164,936	\$52,326	\$115,674	\$70,161	1.649	1,072	\$107.90	'350RR	2.8638	1 1/4 STORY		\$51,680	No	//		350 RURAL RESIDENTIAL
80-17-014-019-00	08922 CR 689	11/6/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,800	37.58	\$175,158	\$40,333	\$174,667	\$84,003	2.079	1,208	\$144.59	'350RR	40.1963	ONE STORY		\$28,620	No	//		350 RURAL RESIDENTIAL
80-17-014-045-00	08040 73RD ST	3/21/2025	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$113,600	44.03	\$238,737	\$74,868	\$183,132	\$102,099	1.794	1,115	\$164.24	'350RR	11.6339	ONE STORY		\$36,520	No	//		350 RURAL RESIDENTIAL
80-17-014-045-20	73RD ST	3/21/2025	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$113,600	44.03	\$238,737	\$74,868	\$183,132	\$102,099	1.794	1,115	\$164.24	'350RR	11.6339	ONE STORY		\$36,520	No	//		350 RURAL RESIDENTIAL
80-17-015-037-00	10576 M 140 HWY	6/23/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$82,300	44.49	\$210,935	\$52,640	\$132,360	\$88,626	1.342	1,490	\$88.83	'350RR	33.5292	ONE STORY		\$48,920	No	//		350 RURAL RESIDENTIAL
80-17-015-068-20	74029 8TH AVE	5/17/2024	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$101,700	41.85	\$222,544	\$47,926	\$195,074	\$108,796	1.793	1,586	\$123.00	'350RR	11.5694	ONE STORY		\$42,500	No	//		350 RURAL RESIDENTIAL
80-17-015-107-00	10925 M 140 HWY	4/21/2023	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$153,500	40.39	\$364,643	\$58,728	\$321,272	\$190,601	1.686	1,967	\$163.33	'350RR	0.8242	ONE STORY		\$44,520	No	//		350 RURAL RESIDENTIAL
80-17-016-015-40	00049 STREAMWOOD DR	4/19/2024	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$423,500	52.94	\$859,106	\$42,389	\$757,611	\$508,857	1.489	2,973	\$254.83	'350RR	18.8483	TWO STORY		\$31,800	No	//		350 RURAL RESIDENTIAL
80-17-022-076-10	75349 12TH AVE	5/31/2024	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$97,400	22.39	\$304,487	\$85,315	\$349,685	\$222,283	1.573	1,896	\$184.43	'350RR	10.4179	MODULAR		\$81,853	No	//		350 RURAL RESIDENTIAL
80-17-022-078-00	74020 15TH AVE	1/31/2025	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$103,900	46.18	\$214,253	\$27,649	\$197,351	\$116,264	1.697	1,432	\$137.81	'350RR	2.0107	ONE STORY		\$22,260	No	//		350 RURAL RESIDENTIAL
80-17-023-068-21	73377 12TH AVE	1/27/2025	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$245,900	51.23	\$522,698	\$86,669	\$393,331	\$271,669	1.448	1,803	\$218.15	'350RR	22.9500	ONE STORY		\$79,818	No	//		350 RURAL RESIDENTIAL
80-17-024-025-01	70386 M 43 HWY	4/19/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$77,500	50.00	\$156,881	\$135,987	\$19,013	\$13,018	1.461	904	\$21.03	'350RR	21.6816	ONE STORY		\$135,987	No	//		350 RURAL RESIDENTIAL
80-17-024-034-00	70907 M 43 HWY	5/30/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,100	37.26	\$195,958	\$36,349	\$178,651	\$99,444	1.796	1,338	\$133.52	'350RR	11.9167	ONE STORY		\$34,662	No	//		350 RURAL RESIDENTIAL
80-17-027-023-00	74216 CR 380	3/28/2024	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$116,400	33.99	\$275,238	\$42,003	\$300,497	\$145,317	2.068	1,432	\$209.84	'350RR	39.0541	BI-LEVEL		\$34,638	No	//		350 RURAL RESIDENTIAL
80-17-027-032-01	18278 M 140 HWY	2/18/2025	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$108,100	44.14	\$227,895	\$33,813	\$211,087	\$120,798	1.747	1,425	\$148.13	'350RR	7.0106	ONE STORY		\$31,800	No	//		350 RURAL RESIDENTIAL
80-17-027-082-10	18606 M 140 HWY	12/11/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$97,500	46.43	\$244,081	\$39,114	\$170,886	\$127,705	1.338	1,216	\$140.53	'350RR	33.9201	1 1/4 STORY		\$39,114	No	//		350 RURAL RESIDENTIAL
80-17-200-014-00	72341 M 43 HWY	9/24/2024	\$179,225	WD	03-ARM'S LENGTH	\$179,225	\$93,900	52.39	\$200,521	\$38,211	\$141,014	\$101,127	1.394	1,499	\$94.07	'350RR	28.2907	ONE STORY		\$27,348	No	//		350 RURAL RESIDENTIAL
80-17-260-003-01	72397 8TH AVE	9/29/2023	\$255,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$255,500	\$108,100	42.31	\$246,864	\$49,893	\$205,607	\$119,884	1.715	1,144	\$179.73	'350RR	3.7718	ONE STORY		\$40,020	No	//	80-17-014-020-01	350 RURAL RESIDENTIAL
Totals:			\$7,595,125			\$7,595,125	\$3,095,200		\$7,277,880		\$6,189,336	\$3,741,501			\$151.29		2.3093							
								Sal. Ratio >>	40.75			E.C.F. =>	1.654			Std. Deviation=>	0.2033688							
								Std. Dev. =>	10.72			Ave. E.C.F. =>	1.677			Ave. Variance=>	15.9340	Coefficient of Var=>						9.499615728

Single Family = 1.645
Mod/MH = 1.341

not used:

80-17-084-010-00	22549 M 140 HWY	9/12/2024	\$282,260	WD	03-ARM'S LENGTH	\$282,260	\$87,700	31.07	\$192,315	\$57,288	\$224,972	\$84,128	2.674	1,792	\$125.54	'350RR	99.6831	ONE STORY		\$57,288	No	//		350 RURAL RESIDENTIAL
80-17-084-057-00	22752 M 140 HWY	10/7/2024	\$72,250	QC	03-ARM'S LENGTH	\$72,250	\$46,700	64.64	\$111,765	\$42,925	\$29,325	\$69,817	0.420	1,680	\$17.46	'350RR	125.7305	MODULAR		\$42,925	No	//		350 RURAL RESIDENTIAL
80-17-083-044-00	20197 BLUE STAR HWY	12/6/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$61,400	27.29	\$130,428	\$15,582	\$209,418	\$71,555	2.927	1,022	\$204.91	'350RR	124.9340	ONE STORY		\$15,582	No	//		350 RURAL RESIDENTIAL
80-17-011-112-00	00900 SOUTH HAVEN PL	3/14/2024	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$30,400	13.94	\$83,558	\$32,027	\$185,973	\$52,262	3.558	952	\$195.35	'350RR	188.1143	MOBILE HOME		\$31,800	No	//		350 RURAL RESIDENTIAL
80-17-027-075-00	74940 CR 380	5/17/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$85,900	107.38	\$186,713	\$58,032	\$21,968	\$80,175	0.274	1,312	\$18.74	'350RR	140.3331	1 1/4 STORY		\$57,375	No	//		350 RURAL RESIDENTIAL
80-17-028-042-00	18992 BLUE STAR HWY	7/12/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$63,200	26.89	\$138,646	\$33,072	\$201,928	\$65,778	3.070	1,016	\$198.75	'350RR	139.2509	ONE STORY		\$33,072	No	//		350 RURAL RESIDENTIAL
80-17-028-079-00	17652 BLUE STAR HWY	2/13/2025	\$298,000	PTA	03-ARM'S LENGTH	\$298,000	\$62,900	21.11	\$136,056	\$27,874	\$270,126	\$67,403	4.008	1,104	\$244.68	'350RR	233.0294	ONE STORY		\$27,030	No	//		350 RURAL RESIDENTIAL
80-17-083-007-00	20876 BLUE STAR HWY	9/10/2024	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$75,100	87.33	\$163,599	\$54,114	\$31,886	\$68,214	0.467	1,056	\$30.20	'350RR	120.9891	ONE STORY		\$48,875	No	//		350 RURAL RESIDENTIAL
80-17-021-020-40	15670 76TH ST	3/12/2025	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$216,600	34.94	\$449,214	\$54,918	\$565,082	\$245,667	2.300	2,070	\$272.99	'350RR	62.2863	ONE STORY		\$31,800	No	//		350 RURAL RESIDENTIAL
80-17-021-038-10	15883 77TH ST	8/7/2024	\$510,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$510,000	\$170,600	33.45	\$331,448	\$33,912	\$476,088	\$187,720	2.536	1,624	\$293.16	'350RR	85.8829	ONE STORY		\$24,300	No	//	80-17-028-088-00	350 RURAL RESIDENTIAL
80-17-011-068-00	04619 BLUE STAR HWY	5/10/2024	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$95,800	30.61	\$198,873	\$23,707	\$289,293	\$109,137	2.651	1,598	\$181.03	'350RR	97.3401	1 1/4 STORY		\$21,306	No	//		350 RURAL RESIDENTIAL
80-17-085-024-00	73271 CR 380	10/25/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$64,800	30.86	\$139,057	\$12,703	\$197,297	\$78,725	2.506	1,100	\$179.36	'350RR	82.8823	ONE STORY		\$12,084	No	//		350 RURAL RESIDENTIAL
80-17-083-016-00	77191 CR 380	3/28/2025	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$85,100	35.76	\$179,145	\$43,670	\$194,330	\$84,408	2.302	984	\$197.49	'350RR	62.4938	ONE STORY		\$42,612	No	//		350 RURAL RESIDENTIAL
80-17-014-034-75	08687 73RD ST	8/7/2024	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$103,400	34.48	\$217,387	\$61,402	\$238,498	\$97,186	2.454	1,412	\$168.91	'350RR	77.6705	TWO STORY		\$34,980	No	//		350 RURAL RESIDENTIAL
80-17-002-035-01	72833 BASELINE RD	2/16/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$30,700	16.16	\$160,454	\$38,948	\$151,052	\$72,521	2.083	868	\$174.02	'350RR	40.5541	MOBILE HOME		\$38,948	No	//		350 RURAL RESIDENTIAL
80-17-024-060-00	70796 M 43 HWY	7/31/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$88,600	35.44	\$185,437	\$18,671	\$231,329	\$103,904	2.226	1,392	\$166.18	'350RR	54.9041	ONE STORY		\$15,900	No	//		350 RURAL RESIDENTIAL
80-17-200-002-00	11236 CR 689	10/26/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$194,717	57.27	\$468,717	\$25,138	\$314,862	\$276,373	1.139	2,022	\$155.72	'350RR	53.8067	ONE STORY		\$21,497	No	//		350 RURAL RESIDENTIAL
80-17-																								

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80-17-021-014-00	14880 77TH ST	1/15/2025	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$225,100	64.31	\$468,595	\$118,295	\$231,705	\$141,421	1.638	1,560	\$148.53	'360WF	34.7756	1 3/4 STORY		\$113,560	No	/ /		360 LAKE MICHIGAN WATERFRONT
80-17-021-048-00	12412 76TH ST	3/28/2025	\$532,500	WD	03-ARM'S LENGTH	\$532,500	\$320,100	60.11	\$665,165	\$100,731	\$431,769	\$227,870	1.895	1,629	\$265.05	'360WF	9.1357	ONE STORY		\$93,520	No	/ /		360 LAKE MICHIGAN WATERFRONT
80-17-044-010-00	16880 77TH ST	11/1/2023	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$204,000	38.35	\$529,576	\$85,433	\$446,567	\$179,306	2.491	1,512	\$295.35	'360WF	50.4369	1 3/4 STORY		\$83,500	No	/ /		360 LAKE MICHIGAN WATERFRONT
80-17-032-008-12	16620 77TH ST	5/13/2024	\$2,850,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,850,000	\$1,295,300	45.45	\$2,644,883	\$467,771	\$2,382,229	\$878,930	2.710	4,397	\$541.79	'360WF	72.4213	1 3/4 STORY		\$442,925	No	/ /	80-17-031-010-00	360 LAKE MICHIGAN WATERFRONT
80-17-180-024-00	09813 KASSIAN CT	5/2/2024	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$260,800	51.14	\$492,896	\$117,200	\$392,800	\$151,673	2.590	1,700	\$231.06	'360WF	60.3621	TWO STORY		\$112,500	No	/ /		360 LAKE MICHIGAN WATERFRONT
80-17-160-020-00	15170 77TH ST	3/14/2025	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$320,800	61.10	\$832,089	\$156,054	\$368,946	\$263,589	1.400	2,188	\$168.62	'360WF	58.6460	ONE STORY		\$155,310	No	/ /		360 LAKE MICHIGAN WATERFRONT
80-17-180-027-00	09900 KASSIAN CT	8/14/2023	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$254,700	60.79	\$564,604	\$136,004	\$282,996	\$170,258	1.662	1,840	\$153.80	'360WF	32.4002	TRI-LEVEL		\$132,750	No	/ /		360 LAKE MICHIGAN WATERFRONT
80-17-420-006-00	76776 THORHOUSE CT	3/5/2025	\$5,800,000	WD	03-ARM'S LENGTH	\$5,800,000	\$2,404,900	41.46	\$7,404,513	\$3,321,808	\$2,478,192	\$1,648,245	1.504	11,400	\$217.39	'360WF	48.2628	TWO STORY		\$3,321,808	No	/ /		360 LAKE MICHIGAN WATERFRONT
Totals:			\$11,518,500			\$11,518,500	\$5,285,700		\$13,602,321	\$7,015,204	\$3,661,292			\$252.70			7.0115							
							Sale. Ratio =>	45.89				E.C.F. =>	1.916		Std. Deviation=>	0.52838715								
							Std. Dev. =>	10.09				Ave. E.C.F. =>	1.986		Ave. Variance=>	45.8050	Coefficient of Var=>	23.06209609						

SINGLE FAM = 1.916
MH-DW-MOD = 1.341

not used:																								
80-17-028-027-10	77290 SOUTH BEACH DR	7/5/2023	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$239,700	25.91	\$2,592,420	\$769,100	\$155,900	\$736,100	0.212	3,882	\$40.16	'360WF	177.4370	TWO STORY		\$756,112	No	/ /		360 LAKE MICHIGAN WATERFRONT
80-17-243-020-00	78347 20TH AVE	5/8/2024	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$272,200	32.02	\$723,354	\$472,087	\$377,913	\$101,440	3.725	1,170	\$323.00	'360WF	173.9322	ONE STORY		\$470,400	No	/ /		360 LAKE MICHIGAN WATERFRONT

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
80-17-002-041-00	72901 BASELINE RD	8/9/2024	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$155,900	32.14	\$323,195	\$89,473	\$395,527	\$237,040	1.669	2,280	\$173.48	'370RV	0.0000	MODULAR		\$77,136	No	/ /		370 RIVER PROPERTY
Totals:			\$485,000			\$485,000	\$155,900	32.14	\$323,195		\$395,527	\$237,040	1.669		\$173.48		0.0000							
						Sale. Ratio =>		32.14			E.C.F. =>	1.669	Std. Deviation=>		#DIV/0!									
						Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.669	Ave. Variance=>		0.0000		Coefficient of Var=>		0					

Off lake woods SINGLE FAM = 1.669
Riverwoods on the trail MH-DW-MOD = 1.341

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table			
80-17-211-010-00	01038 SUPERIOR ST	7/15/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$253,600	133.47	\$519,142	\$171,153	\$18,847	\$152,894	0.123	2,155	\$8.75	'380	21.1755	TWO STORY		\$169,558	No	/ /		380 OFF LAKE - CITY			
80-17-211-010-10	73733 SUPERIOR ST	7/15/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$0	0.00	\$454,390	\$106,401	\$83,599	\$152,894	0.547	2,155	\$38.79	'380	21.1755	TWO STORY		\$103,211	No	/ /		380 OFF LAKE - CITY			
Totals:			\$380,000			\$380,000	\$253,600		\$973,532		\$102,446	\$305,788			\$23.77		0.0000										
													E.C.F. =>	0.335	Std. Deviation=>		0.29946615										
													Ave. E.C.F. =>	0.335	Ave. Variance=>		21.1755	Coefficient of Var=>		63.20598169							

SINGLE FAM = 2.086
MH-DW-MOD = 1.341

Reduction from prior year. Except MH/Mod has been historically under assessed
2025
SINGLE FAM = 2.276
MH-DW-MOD = 0.986

OFF LAKE - WOODS 2025 ECF

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
80-17-001-030-10	1694 71 1/2 ST	10/19/2022	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$97,100	40.88	\$241,511	\$29,102	\$208,398	\$134,011	1.555	1,491	\$139.77	'RRES	12.9673	TWO STORY		\$27,936	No	//		RURAL RESIDENTIAL
80-17-001-038-00	3115 71 1/2 ST	05/03/2022	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$103,700	35.76	\$263,948	\$42,470	\$247,530	\$139,733	1.771	2,422	\$102.20	'RRES	8.6695	TWO STORY		\$30,442	No	//		RURAL RESIDENTIAL
80-17-001-043-01	1885 71 1/2 ST	10/12/2022	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$82,500	31.37	\$254,958	\$35,179	\$225,821	\$138,661	1.643	2,115	\$107.72	'RRES	4.1747	TWO STORY		\$28,518	No	//		RURAL RESIDENTIAL
80-17-001-049-00	1447 71 1/2 ST	08/16/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$97,300	37.42	\$221,979	\$24,391	\$235,609	\$124,661	1.890	1,792	\$131.48	'RRES	20.5243	TWO STORY		\$19,400	No	//		RURAL RESIDENTIAL
80-17-002-061-10	721 73RD ST	04/04/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$0	0.00	\$230,201	\$62,286	\$212,714	\$105,940	2.008	1,344	\$158.27	'RRES	32.3118	1 3/4 STORY		\$56,220	No	//		RURAL RESIDENTIAL
80-17-011-007-10	72689 6TH AVE	05/13/2022	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$152,900	43.94	\$389,983	\$20,738	\$327,246	\$232,962	1.405	1,644	\$199.06	'RRES	27.9967	ONE STORY		\$19,400	No	//		RURAL RESIDENTIAL
80-17-011-056-11	72992 6TH AVE	05/02/2022	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$120,300	42.96	\$304,639	\$21,460	\$258,540	\$178,661	1.447	2,100	\$123.11	'RRES	23.7656	1 1/2 STORY		\$19,400	No	//		RURAL RESIDENTIAL
80-17-011-065-10	5697 CHERRY ST	09/06/2022	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$82,500	27.78	\$263,289	\$35,182	\$261,818	\$143,916	1.819	1,508	\$173.62	'RRES	13.4487	ONE STORY		\$31,504	No	//		RURAL RESIDENTIAL
80-17-012-016-00	70519 6TH AVE	10/24/2023	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$97,700	37.15	\$207,092	\$29,860	\$233,140	\$111,818	2.085	1,408	\$165.58	'RRES	40.0241	ONE STORY		\$26,880	No	//		RURAL RESIDENTIAL
80-17-012-019-00	4709 CR 689	06/16/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$121,200	41.08	\$260,534	\$36,360	\$258,640	\$141,434	1.829	1,422	\$181.88	'RRES	14.3943	ONE STORY		\$19,400	No	//		RURAL RESIDENTIAL
80-17-012-027-10	70546 8TH AVE	02/06/2023	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$152,500	47.36	\$382,239	\$102,989	\$219,011	\$176,182	1.243	1,680	\$130.36	'RRES	44.1659	1 1/2 STORY		\$81,528	No	//		RURAL RESIDENTIAL
80-17-013-017-01	10879 CR 689	05/26/2022	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$139,000	47.77	\$338,212	\$116,845	\$174,155	\$139,663	1.247	1,240	\$140.45	'RRES	43.7789	ONE STORY		\$104,184	No	//		RURAL RESIDENTIAL
80-17-014-014-00	10720 CR 689	10/04/2022	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$65,300	81.63	\$89,492	\$30,558	\$49,442	\$37,182	1.330	780	\$63.39	'RRES	35.5025	ONE STORY		\$26,660	No	//		RURAL RESIDENTIAL
80-17-014-020-01	72397 8TH AVE	09/29/2023	\$255,500	WD	20-MULTI PARCEL SAI	\$255,500	\$108,100	42.31	\$246,864	\$49,893	\$205,607	\$119,884	1.715	1,144	\$179.73	'RRES	3.0295			\$40,020	No	//	80-17-260-003-01	RURAL RESIDENTIAL
80-17-014-034-75	8687 73RD ST	06/01/2022	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$72,600	30.25	\$193,799	\$46,304	\$193,696	\$93,056	2.081	1,412	\$137.18	'RRES	39.6745	TWO STORY		\$21,340	No	//		RURAL RESIDENTIAL
80-17-015-037-00	10576 M 140 HWY	06/23/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$82,300	44.49	\$171,583	\$21,046	\$163,954	\$94,976	1.726	1,490	\$110.04	'RRES	4.1513	ONE STORY		\$17,360	No	//		RURAL RESIDENTIAL
80-17-015-061-00	74111 8TH AVE	09/30/2022	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$68,100	27.46	\$228,758	\$15,481	\$232,519	\$134,559	1.728	1,416	\$164.21	'RRES	4.3253	1 1/4 STORY		\$9,700	No	//		RURAL RESIDENTIAL
80-17-015-107-00	10925 M 140 HWY	04/21/2023	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$153,500	40.39	\$331,597	\$41,249	\$338,751	\$183,184	1.849	1,967	\$172.22	'RRES	16.4485	ONE STORY		\$27,160	No	//		RURAL RESIDENTIAL
80-17-021-020-40	15670 76TH ST	12/13/2023	\$556,000	WD	03-ARM'S LENGTH	\$556,000	\$101,600	18.27	\$415,643	\$41,740	\$514,260	\$235,900	2.180	2,070	\$248.43	'RRES	49.5237	ONE STORY		\$19,400	No	//		RURAL RESIDENTIAL
80-17-021-020-65	76076 76TH ST	05/13/2022	\$910,000	WD	20-MULTI PARCEL SAI	\$910,000	\$240,800	26.46	\$414,407	\$136,637	\$773,363	\$314,575	2.458	3,356	\$230.44	'RRES	77.3683			\$72,360	No	//	80-17-021-020-70	RURAL RESIDENTIAL
80-17-021-038-10	15883 77TH ST	06/06/2023	\$447,000	WD	19-MULTI PARCEL ARI	\$447,000	\$148,300	33.18	\$345,554	\$27,339	\$419,661	\$193,679	2.167	1,624	\$258.41	'RRES	48.2032	ONE STORY		\$17,400	No	//	80-17-028-068-00	RURAL RESIDENTIAL
80-17-022-010-10	75349 12TH AVE	05/04/2022	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$117,200	31.25	\$260,900	\$85,271	\$289,729	\$198,900	1.457	1,896	\$152.81	'RRES	22.8098	MODULAR		\$81,840	No	//		RURAL RESIDENTIAL
80-17-022-080-00	15478 M 140 HWY	09/09/2022	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$42,100	35.23	\$102,774	\$18,184	\$101,316	\$53,369	1.898	850	\$119.20	'RRES	21.3651	ONE STORY		\$15,520	No	//		RURAL RESIDENTIAL
80-17-023-066-30	73123 12TH AVE	10/10/2023	\$273,500	WD	03-ARM'S LENGTH	\$273,500	\$68,600	25.08	\$187,743	\$12,100	\$261,400	\$198,916	1.314	1,836	\$142.37	'RRES	37.0632	MODULAR		\$11,058	No	//		RURAL RESIDENTIAL
80-17-024-034-00	70907 M 43 HWY	05/30/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,100	37.26	\$173,512	\$22,820	\$192,180	\$95,073	2.021	1,338	\$143.63	'RRES	33.6640	ONE STORY		\$21,146	No	//		RURAL RESIDENTIAL
80-17-024-040-00	13011 72ND ST	11/04/2022	\$246,500	WD	03-ARM'S LENGTH	\$246,500	\$83,700	33.96	\$198,160	\$21,783	\$224,717	\$111,278	2.019	1,509	\$148.92	'RRES	33.4665	TWO STORY		\$18,600	No	//		RURAL RESIDENTIAL
80-17-027-023-00	74216 CR 380	11/11/2022	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$101,300	44.04	\$248,855	\$25,476	\$204,524	\$141,564	1.445	1,432	\$142.82	'RRES	24.0009	BI-LEVEL		\$18,256	No	//		RURAL RESIDENTIAL
80-17-027-082-00	17564 M 140 HWY	05/26/2022	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$41,400	35.38	\$120,545	\$40,342	\$76,658	\$50,601	1.515	785	\$97.65	'RRES	16.9804	1 1/4 STORY		\$19,400	No	//		RURAL RESIDENTIAL
80-17-027-082-10	18606 M 140 HWY	12/11/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$97,500	46.43	\$215,306	\$23,862	\$186,138	\$120,784	1.541	1,216	\$153.07	'RRES	14.3673	1 1/4 STORY		\$23,862	No	//		RURAL RESIDENTIAL
80-17-028-003-20	17285 BLUE STAR HWY	05/18/2022	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$125,100	48.68	\$316,495	\$24,942	\$232,058	\$183,945	1.262	1,344	\$172.66	'RRES	42.3193	ONE STORY		\$22,116	No	//		RURAL RESIDENTIAL
80-17-028-068-00	77TH ST	06/06/2023	\$447,000	WD	20-MULTI PARCEL SAI	\$447,000	\$148,300	33.18	\$345,554	\$27,339	\$419,661	\$193,679	2.167	1,624	\$258.41	'RRES	48.2032			\$17,400	No	//	80-17-021-038-10	RURAL RESIDENTIAL
80-17-028-087-20	17619 BLUE STAR HWY	09/30/2022	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$116,000	35.15	\$310,599	\$22,739	\$307,261	\$181,615	1.692	1,752	\$175.38	'RRES	0.7072	ONE STORY		\$12,610	No	//		RURAL RESIDENTIAL
80-17-028-111-00	16759 BLUE STAR HWY	07/29/2022	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$78,900	34.76	\$193,081	\$31,246	\$195,754	\$102,104	1.917	960	\$203.91	'RRES	23.2448	ONE STORY		\$25,760	No	//		RURAL RESIDENTIAL
80-17-028-112-01	18722 76TH ST	06/29/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$102,200	49.85	\$191,680	\$91,075	\$113,925	\$113,935	1.000	1,056	\$107.88	'RRES	68.4842	MODULAR		\$89,652	No	//		RURAL RESIDENTIAL
80-17-083-033-10	20520 RUGGLES RD	09/20/2022	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$79,200	29.34	\$193,437	\$21,056	\$248,844	\$108,757	2.288	768	\$324.02	'RRES	60.3319	1 1/4 STORY		\$21,056	No	//		RURAL RESIDENTIAL
80-17-083-044-00	20197 BLUE STAR HWY	10/06/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$52,300	58.11	\$119,587	\$9,506	\$80,494	\$69,451	1.159	1,022	\$78.76	'RRES	52.5750	ONE STORY		\$9,506	No	//		RURAL RESIDENTIAL
80-17-084-011-02	75560 24TH AVE	07/22/2022	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$103,600	51.54	\$161,553	\$39,860	\$161,140	\$137,817	1.169	1,344	\$119.90	'RRES	51.5523	MODULAR		\$38,603	No	//		RURAL RESIDENTIAL
80-17-084-036-10	22734 75TH ST	09/29/2022	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$99,500	65.46	\$204,147	\$53,875	\$98,125	\$94,808	1.035	1,518	\$64.64	'RRES	64.9768	ONE STORY		\$46,100	No	//		RURAL RESIDENTIAL
80-17-114-001-10	19572 M 140 HWY	12/13/2022	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$114,400	43.17	\$287,132	\$14,832	\$250,168	\$171,798	1.456	1,616	\$154.81	'RRES	22.8579	ONE STORY		\$13,386	No	//		RURAL RESIDENTIAL
80-17-200-002-00	11236 CR 689	10/26/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$194,717	57.27	\$432,032	\$14,774	\$325,226	\$263,254	1.235	2,022	\$160.84	'RRES	44.9347	ONE STORY		\$13,114	No	//		RURAL RESIDENTIAL
80-17-211-015-50	5165 CHERRY ST	06/07/2022	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$63,700	29.35	\$213,942	\$52,710	\$164,290	\$72,171	2.276	1,032	\$159.20	'OLCTY	59.1645	1 3/4 STORY		\$52,710	No	//		OFF LAKE - CITY
80-17-260-003-01	72397 8TH AVE	09/29/2023	\$255,500	WD	19-MULTI PARCEL ARI	\$255,500	\$108,100	42.31	\$246,864	\$49,893	\$205,607	\$119,884	1.715	1,144	\$179.73	'RRES	3.0295	ONE STORY		\$40,020	No	//	80-17-014-020-01	RURAL RESIDENTIAL

Totals: \$11,765,900

\$11,765,900

\$4,305,217

\$10,521,180

\$10,095,106

\$5,958,340

\$156.62

0.9527

0.37351

1.694

1.685

31.2035

18.52109693

Sale. Ratio =>

36.59

13.11

Ave. E.C.F. =>

1.685

Ave. Variance=>

31.2035

Coefficient of Var=>

18.52109693

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
80-17-380-007-00	74293 LAMBERT DR	4/19/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$83,800	31.04	\$278,186	\$50,500	\$219,500	\$139,342	1.575	984	\$223.07	700LB	0.0000	1 1/2 STORY		\$50,500	No	/ /		700 LAMBERT SUB
Totals:			\$270,000			\$270,000	\$83,800		\$278,186		\$219,500	\$139,342			\$223.07		0.0000							
							Sale. Ratio =>	31.04				E.C.F. =>	1.575		Std. Deviation=>		#DIV/0!							
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.575		Ave. Variance=>		0.0000	Coefficient of Var=>						0

SINGLE FAM = 1.575
MH-DW-MOD = 1.341

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	
80-17-195-005-00	76345 HAVEN DR	7/11/2024	\$704,000	WD	03-ARM'S LENGTH	\$704,000	\$355,500	50.50	\$873,164	\$156,851	\$547,149	\$342,405	1.598	2,948	\$185.60	710SH	38.6501	TWO STORY		\$154,186	No	/ /		710 SH DEVELOPMENT	
80-17-195-010-00	76377 JORDYN LN	7/3/2023	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$218,300	35.50	\$593,862	\$182,696	\$432,304	\$196,542	2.200	1,450	\$298.14	710SH	21.5091	1 1/2 STORY		\$182,696	No	/ /		710 SH DEVELOPMENT	
80-17-195-012-00	76324 HAVEN DR	9/27/2024	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$310,800	39.85	\$761,943	\$170,499	\$609,501	\$282,717	2.156	2,550	\$239.02	710SH	17.1410	2 1/2 STORY		\$169,689	No	/ /		710 SH DEVELOPMENT	
Totals:						\$2,099,000	\$884,600		\$2,228,969		\$1,588,954	\$821,664			\$240.92		5.0635								
									Sale. Ratio =>	42.14			E.C.F. =>	1.934				Std. Deviation=>	0.33543139						
									Std. Dev. =>	7.72			Ave. E.C.F. =>	1.984				Ave. Variance=>	25.7667					Coefficient of Var=>	12.98425504

SINGLE FAM = 1.934
MH-DW-MOD = 1.341

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
80-17-225-032-01	77739 GRAND BLVD	8/1/2024	\$490,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$490,000	\$204,800	41.80	\$402,660	\$221,396	\$268,604	\$123,645	2.172	1,620	\$165.80	720SP	15.6420	ONE STORY		\$221,058	No	/ /	80-17-225-044-00	720 SH SYNDICATE PARK SUB
80-17-234-060-00	77496 20TH AVE	9/30/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$24,600	24.60	\$65,179	\$25,875	\$74,125	\$39,862	1.860	840	\$88.24	720SP	15.6420	MOBILE HOME		\$25,875	No	/ /		720 SH SYNDICATE PARK SUB
Totals:						\$590,000	\$229,400		\$467,839		\$342,729	\$163,507			\$127.02		8.0152							
						Sale. Ratio =>	38.88				E.C.F. =>	2.096		Std. Deviation=>	0.2212114									
						Std. Dev. =>	12.16				Ave. E.C.F. =>	2.016		Ave. Variance=>	15.6420		Coefficient of Var=>	7.759085304						

SINGLE FAM = 2.096
MH-DW-MOD = 1.341

not used:

80-17-230-038-00	JACKSON BLVD	6/15/2023	\$1,350,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$1,350,000	\$1,341,400	99.36	\$3,146,057	\$1,630,179	(\$280,179)	\$628,995	(0.445)	2,718	(\$103.08)	720SP				\$1,624,100	No	/ /	80-17-233-028-00, 80-17-238-034-00, 80-17-240-026-01, 80-17-239-050-00, 80-17-240-069-00	720 SH SYNDICATE PARK SUB
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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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table				
80-17-145-003-00	77096 SUMMERS GATE CIR	11/21/2023	\$707,500	WD	03-ARM'S LENGTH	\$707,500	\$359,300	50.78	\$738,965	\$278,042	\$429,458	\$365,811	1.174	1,968	\$218.22	730SG	53.9815	TWO STORY		\$275,728	No	/ /		730 SUMMERS GATE				
80-17-145-005-00	77170 SUMMERS GATE CIR	8/28/2024	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$306,200	34.99	\$608,628	\$270,841	\$604,159	\$268,084	2.254	1,808	\$334.16	730SG	53.9815	TWO STORY		\$268,400	No	/ /		730 SUMMERS GATE				
Totals:			\$1,582,500			\$1,582,500	\$665,500		\$1,347,593		\$1,033,617	\$633,895			\$276.19		8.3223											
													Sale. Ratio =>	42.05														
													Std. Dev. =>	11.17														
													E.C.F. =>	1.631	Std. Deviation=>	0.76341335												
													Ave. E.C.F. =>	1.714	Ave. Variance=>	53.9815	Coefficient of Var=>	31.49805412										

SINGLE FAM = 1.631
MH-DW-MOD = 1.341

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
80-17-155-004-00	13925 DEER CREEK DR	4/25/2024	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$18,300	5.23	\$378,974	\$42,281	\$307,619	\$249,033	1.235	1,746	\$176.18	'740DC	9.7137	TWO STORY		\$36,281	No	/ /		740 DEER CREEK
80-17-155-018-00	13202 DEER CREEK DR	1/8/2025	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$303,900	46.75	\$622,525	\$143,395	\$506,605	\$354,386	1.430	1,663	\$304.63	'740DC	9.7137	ONE STORY		\$75,508	No	/ /		740 DEER CREEK
Totals:			\$999,900			\$999,900	\$322,200		\$1,001,499		\$814,224	\$603,419			\$240.41		1.6960							
							Sale. Ratio =>	32.22					E.C.F. =>	1.349			Std. Deviation=>	0.13737307						
							Std. Dev. =>	29.36					Ave. E.C.F. =>	1.332			Ave. Variance=>	9.7137	Coefficient of Var=>	7.290457515				

SINGLE FAM = 1.349
MH-DW-MOD = 1.341

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	
80-17-102-006-00	73342 CIDER CT	9/13/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$58,800	23.52	\$190,889	\$22,664	\$227,336	\$170,613	1.332	1,920	\$118.40	'900AP	14.4144	DOUBLE WIDE		\$19,981	No	//		900 APPLEWOOD CONDOS	
80-17-102-012-00	73321 CIDER CT	8/14/2023	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$49,900	21.05	\$154,164	\$25,490	\$211,510	\$130,501	1.621	1,664	\$127.11	'900AP	14.4144	DOUBLE WIDE		\$22,048	No	//		900 APPLEWOOD CONDOS	
Totals:			\$487,000			\$487,000	\$108,700		\$345,053		\$438,846	\$301,114			\$122.76		1.9202								
													E.C.F. =>	1.457	Std. Deviation=>		0.20385039								
													Ave. E.C.F. =>	1.477	Ave. Variance=>		14.4144	Coefficient of Var=>		9.761819863					

940 Pine Haven analized here as well. SINGLE FAM = 1.457
MH-DW-MOD = 1.341

not used:

80-17-102-008-00	73347 CIDER CT	6/16/2023	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$5,900	21.45	\$352,344	\$20,670	\$6,830	\$215,652	0.032	1,485	\$4.60	'900AP	144.4938	ONE STORY		\$20,670	No	//		900 APPLEWOOD CONDOS
80-17-102-002-00	73312 CIDER CT	8/7/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$183,000	65.36	\$431,313	\$19,981	\$260,019	\$267,446	0.972	1,568	\$165.83	'900AP	50.4380	ONE STORY		\$19,981	No	//		900 APPLEWOOD CONDOS
80-17-103-010-00	73176 CIDER CT	7/13/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$108,600	33.94	\$289,445	\$37,984	\$282,016	\$255,031	1.106	2,128	\$132.53	'900AP	110.5811	MODULAR		\$34,450	No	//		900 APPLEWOOD 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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
80-17-170-010-00	05317 ANCHOR DR	5/17/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$82,800	29.57	\$259,447	\$0	\$280,000	\$180,850	1.548	1,650	\$169.70	'910LH	13.3328	TWO STORY		\$0	No	//		910 LIGHT HOUSE VILLAGE SITE CONDOS
80-17-171-009-00	05238 PARKVIEW LANE	7/31/2024	\$356,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$356,000	\$160,500	45.08	\$301,774	\$25,537	\$330,463	\$205,126	1.611	1,668	\$198.12	'910L	19.6108	ONE STORY		\$23,400	No	//	80-17-171-010-00	910 LIGHT HOUSE VILLAGE SITE CONDOS
80-17-171-014-00	05161 PARKVIEW LANE	3/27/2025	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$164,600	49.13	\$311,748	\$24,300	\$310,700	\$210,258	1.478	1,240	\$250.56	'910L	6.2792	ONE STORY		\$24,300	No	//		910 LIGHT HOUSE VILLAGE SITE CONDOS
80-17-171-015-00	05203 PARKVIEW LANE	6/17/2024	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$211,000	58.29	\$401,080	\$27,190	\$334,810	\$277,985	1.204	1,868	\$179.23	'910L	21.0499	TWO STORY		\$24,300	No	//		910 LIGHT HOUSE VILLAGE SITE CONDOS
80-17-171-056-00	05256 SEAWALL CT	3/14/2025	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$174,300	57.34	\$328,671	\$31,906	\$272,094	\$220,643	1.233	922	\$295.11	'910L	18.1790	BI-LEVEL		\$27,778	No	//		910 LIGHT HOUSE VILLAGE SITE CONDOS
Totals:			\$1,637,000			\$1,637,000	\$793,200		\$1,602,720		\$1,528,067	\$1,094,862			\$218.55		1.9245							
								Sale. Ratio =>	48.45			E.C.F. =>	1.396	Std. Deviation=>		0.18541375								
								Std. Dev. =>	11.64			Ave. E.C.F. =>	1.415	Ave. Variance=>		15.6891	Coefficient of Var=>		11.08838441					

SINGLE FAM = 1.396
MH-DW-MOD = 1.341

not used:

80-17-171-044-00	05455 SEAWALL CT	4/22/2024	\$396,500	WD	03-ARM'S LENGTH	\$396,500	\$259,000	65.32	\$491,727	\$65,887	\$330,613	\$316,609	1.044	2,064	\$160.18	'910L	37.0685	TWO STORY		\$62,192	No	//		910 LIGHT HOUSE VILLAGE SITE CONDOS
80-17-171-012-00	05122 PARKVIEW LANE	6/10/2024	\$344,900	WD	03-ARM'S LENGTH	\$344,900	\$66,900	19.40	\$442,313	\$24,300	\$320,600	\$310,790	1.032	2,184	\$146.79	'910L	38.3352	TWO STORY		\$24,300	No	//		910 LIGHT HOUSE VILLAGE SITE CONDOS
80-17-171-013-00	05123 PARKVIEW LANE	6/13/2024	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$82,900	23.03	\$437,020	\$28,620	\$331,280	\$303,643	1.091	2,100	\$157.75	'910L	32.3898	TWO STORY		\$28,620	No	//		910 LIGHT HOUSE VILLAGE SITE 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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table		
80-17-158-006-00	72376 12TH AVE	3/22/2024	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$111,500	36.92	\$307,511	\$59,415	\$242,585	\$251,618	0.964	2,128	\$114.00	'920AP	4.7925	MODULAR		\$54,500	No	//		920 MAPLE CONDOS [REMOVED RR-RES]		
80-17-158-008-00	72200 12TH AVE	2/14/2024	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$170,400	57.78	\$349,084	\$97,571	\$197,329	\$186,168	1.060	1,372	\$143.83	'920AP	4.7925	ONE STORY		\$49,000	No	//	80-17-158-007-00	920 MAPLE CONDOS [REMOVED RR-RES]		
Totals:			\$596,900			\$596,900	\$281,900				\$656,595	\$437,786			\$128.91		0.7165									
													E.C.F. =>	1.005	Std. Deviation=>		0.06777681									
													Ave. E.C.F. =>	1.012	Ave. Variance=>		4.7925	Coefficient of Var=>		4.735594968						

SINGLE FAM = 1.005
MH-DW-MOD = 1.341

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	
80-17-187-001-00	10505 COMPTON DR	8/7/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,400	48.13	\$307,087	\$39,900	\$260,100	\$171,163	1.520	1,214	\$214.25	'9300S	12.6682	ONE STORY		\$39,900	No	//		930 OSAGE CONDO	
80-17-187-013-00	10110 COMPTON DR	8/16/2024	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$174,000	40.00	\$369,085	\$43,190	\$391,810	\$208,773	1.877	1,204	\$325.42	'9300S	23.0441	ONE STORY		\$39,900	No	//		930 OSAGE CONDO	
80-17-187-022-00	72684 FAYE CT	6/30/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$179,600	47.89	\$403,441	\$50,992	\$324,008	\$225,784	1.435	1,336	\$242.52	'9300S	21.1251	ONE STORY		\$39,900	No	//		930 OSAGE CONDO	
80-17-187-024-00	72746 FAYE CT	7/25/2023	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$194,300	48.82	\$428,572	\$43,981	\$354,019	\$246,374	1.437	1,568	\$225.78	'9300S	20.9369	ONE STORY		\$39,900	No	//		930 OSAGE CONDO	
80-17-187-025-00	72774 FAYE CT	12/20/2024	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$153,500	42.76	\$323,249	\$46,481	\$312,519	\$177,301	1.763	872	\$358.39	'9300S	11.6360	ONE STORY		\$39,900	No	//		930 OSAGE CONDO	
80-17-187-032-00	72805 FAYE CT	7/19/2024	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$175,100	40.25	\$373,860	\$39,900	\$395,100	\$213,939	1.847	1,428	\$276.68	'9300S	20.0502	ONE STORY		\$39,900	No	//		930 OSAGE CONDO	
Totals:			\$2,302,000			\$2,302,000	\$1,020,900		\$2,205,294		\$2,037,556	\$1,243,334			\$273.84		0.7502								
						Sale. Ratio =>		44.35			E.C.F. =>		1.639	Std. Deviation=>		0.20559894									
						Std. Dev. =>		4.11			Ave. E.C.F. =>		1.646	Ave. Variance=>		18.2434	Coefficient of Var=>								11.08156318

SINGLE FAM = 1.639
Twelve Bridges also analyzed here MH-DW-MOD = 1.341

80-17-187-035-00	72727 FAYE CT	9/18/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$76,500	23.18	\$285,806	\$39,900	\$290,100	\$249,397	1.163	1,680	\$172.68	'9300S	116.3206	DOUBLE WIDE		\$39,900	No	//		930 OSAGE CONDO
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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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	
80-17-148-004-00	14848 CREST VIEW COURT	7/10/2024	\$1,215,000	WD	03-ARM'S LENGTH	\$1,215,000	\$50,000	4.12	\$906,882	\$102,990	\$1,112,010	\$533,084	2.086	1,768	\$628.96	'960WC	0.0000	ONE STORY		\$102,990	No	/ /		960 17148 WOOD CREST CONDOMINIUM	
		Totals:	\$1,215,000			\$1,215,000	\$50,000	4.12	\$906,882	\$102,990	\$1,112,010	\$533,084	2.086	1,768	\$628.96	'960WC	0.0000	ONE STORY		\$102,990	No	/ /		960 17148 WOOD CREST CONDOMINIUM	
						Sale. Ratio =>		4.12				E.C.F. =>	2.086		Std. Deviation=>	#DIV/0!									
						Std. Dev. =>		#DIV/0!				Ave. E.C.F. =>	2.086		Ave. Variance=>	0.0000	Coefficient of Var=>	0							

Off lake city also analized here SINGLE FAM = 2.086
 MH-DW-MOD = 1.341

80-17-148-006-00	14669 CREST VIEW COURT	5/5/2023	\$200,000	WD	32-SPLIT VACANT	\$200,000	\$80,000	40.00	\$1,132,649	\$171,650	\$28,350	\$837,267	0.044	2,598	\$10.91	'960WC	4.4487	ONE STORY		\$171,650	No	/ /		960 17148 WOOD CREST CONDOMINIUM
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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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
80-17-012-027-20	70532 8TH AVE	11/15/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$54,400	49.45	\$106,118	\$63,130	\$46,870	\$43,598	1.075	1,064	\$44.05	'350RR	33.5154	MOBILE HOME		\$62,729	No	//		350 RURAL RESIDENTIAL
80-17-102-006-00	73342 CIDER CT	9/13/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$58,800	23.52	\$190,889	\$22,664	\$227,336	\$170,613	1.332	1,920	\$118.40	'900AP	7.7737	DOUBLE WIDE		\$19,981	No	//		900 APPLEWOOD CONDOS
80-17-102-012-00	73321 CIDER CT	8/14/2023	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$48,900	21.05	\$154,164	\$25,490	\$211,510	\$130,501	1.621	1,664	\$127.11	'900AP	21.0551	DOUBLE WIDE		\$22,048	No	//		900 APPLEWOOD CONDOS
80-17-187-035-00	72727 FAYE CT	9/18/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$76,500	23.18	\$285,806	\$39,900	\$290,100	\$249,397	1.163	1,680	\$172.68	'930OS	24.6997	DOUBLE WIDE		\$39,900	No	//		930 OSAGE CONDO
80-17-234-060-00	77498 20TH AVE	9/30/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$24,600	24.60	\$85,179	\$25,875	\$74,125	\$39,862	1.860	840	\$88.24	'720SP	44.9337	MOBILE HOME		\$25,875	No	//		720 SH SYNDICATE PARK SUB
Totals:			\$1,027,000			\$1,027,000	\$264,200		\$802,156		\$849,941	\$633,971			\$110.10		6.9541							
								Sale. Ratio =>	25.73				E.C.F. =>	1.341			Std. Deviation=>	0.32619569						
								Std. Dev. =>	11.86				Ave. E.C.F. =>	1.410			Ave. Variance=>	26.3955	Coefficient of Var=>	18.71753841				

80-17-085-009-00	72682 24TH AVE	9/25/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,200	34.13	\$111,129	\$100,295	\$49,705	\$10,987	4.524	504	\$98.62	'101AG	311.3780	MOBILE HOME		\$98,672	No	//		101 AGRICULTURAL
80-17-084-057-00	22752 M 140 HWY	10/7/2024	\$72,250	QC	03-ARM'S LENGTH	\$72,250	\$46,700	64.64	\$111,765	\$42,925	\$29,325	\$69,817	0.420	1,680	\$17.46	'350RR	99.0176	MODULAR		\$42,925	No	//		350 RURAL RESIDENTIAL
80-17-002-035-01	72833 BASELINE RD	2/16/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$30,700	16.16	\$110,454	\$38,948	\$151,052	\$72,521	2.083	868	\$174.02	'350RR	67.2670	MOBILE HOME		\$38,948	No	//		350 RURAL RESIDENTIAL
80-17-011-112-00	00900 SOUTH HAVEN PL	3/14/2024	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$30,400	13.94	\$83,558	\$32,027	\$185,973	\$52,262	3.558	952	\$195.35	'350RR	214.8272	MOBILE HOME		\$31,800	No	//		350 RURAL RESIDENTIAL