

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 ratio	Land Value
051-122-010-00	215 S LAKESHORE DR	12/04/23	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$185,300	28.29	\$586,687	\$355,680	\$299,320	\$177,698	1.684	1,368	\$218.80	160ST	30.3022	ONE STORY	54%	\$355,680
051-122-015-00	215 S LAKESHORE DR	11/04/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$130,300	24.82	\$460,825	\$251,420	\$273,580	\$161,081	1.698	967	\$282.92	160ST	31.6990	ONE STORY	48%	\$251,420
051-122-016-00	215 S LAKESHORE DR	07/25/22	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$155,600	28.55	\$578,565	\$355,680	\$189,320	\$171,450	1.104	1,368	\$138.39	160ST	27.7184	ONE STORY	65%	\$355,680
051-122-018-00	215 S LAKESHORE DR	10/19/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$180,700	40.16	\$526,357	\$146,640	\$303,360	\$292,090	1.039	2,211	\$137.20	160ST	34.2828	2 STORY	33%	\$146,640

Totals:	\$2,175,000		\$2,175,000		\$651,900		\$2,152,434		\$1,065,580		\$802,318		1.328		\$194.33		5.3286		50%			
					Sale. Ratio =>		29.97		E.C.F. =>		1.328		Std. Deviation=>		0.35901113		Ave. Variance=>		31.0006		Coefficient of Var=>	22.44123428
					Std. Dev. =>		6.69		Ave. E.C.F. =>		1.381											

