

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		
051-461-002-00	212 LAKESIDE DR	08/06/24	\$355,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$355,000	\$154,000	43.38	\$309,989	\$46,826	\$308,174	\$166,818	1.847	1,166	\$264.30	166	1.2678	ONE STORY	11%	\$40,000		
051-461-009-00	221 LAKESIDE DR	07/25/22	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$131,500	39.61	\$340,920	\$44,400	\$287,600	\$180,146	1.596	1,198	\$240.07	166	23.8206	ONE STORY	12%	\$40,000		
051-461-013-00	225 LAKESIDE DR	08/19/24	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$147,200	42.07	\$302,470	\$44,400	\$305,500	\$156,786	1.949	1,294	\$236.09	166	11.3823	ONE STORY	11%	\$40,000		
051-461-019-00	233 LAKESIDE DR	09/01/22	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$114,900	36.02	\$301,528	\$44,400	\$274,600	\$156,214	1.758	1,166	\$235.51	166	7.6844	ONE STORY	13%	\$40,000		
051-461-027-00	243 LAKESIDE DR	09/22/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$107,900	32.21	\$286,691	\$44,400	\$290,600	\$147,200	1.974	1,166	\$249.23	166	13.9496	ONE STORY	12%	\$40,000		
051-461-028-00	244 LAKESIDE DR	09/29/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$114,600	33.71	\$307,745	\$44,400	\$295,600	\$159,991	1.848	1,294	\$228.44	166	1.2915	ONE STORY	12%	\$40,000		
051-461-033-00	251 LAKESIDE DR	05/30/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$161,400	40.35	\$328,352	\$56,900	\$343,100	\$164,916	2.080	1,198	\$286.39	166	24.5761	ONE STORY	13%	\$52,500		
051-461-033-00	251 LAKESIDE DR	07/29/22	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$129,300	39.80	\$328,352	\$56,900	\$268,000	\$164,916	1.625	1,198	\$223.71	166	20.9622	ONE STORY	16%	\$52,500		
Totals:			\$2,755,800			\$2,755,800	\$1,060,800		\$2,506,047		\$2,373,174	\$1,296,987			\$245.47		0.4931		13%			
								Sale. Ratio =>	38.49					E.C.F. =>	1.830	Std. Deviation=>		0.168916429				
								Std. Dev. =>	3.99					Ave. E.C.F. =>	1.835	Ave. Variance=>		13.1168	Coefficient of Var=>		7.14933243	