

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
01-125-007-00	2516 VANHORN CT	04/19/21	\$408,000	WD	03-ARM'S LENGTH	\$408,000
01-130-003-00	2494 BIRCH CT	10/19/21	\$367,000	WD	03-ARM'S LENGTH	\$367,000
01-130-010-00	2125 BAYVIEW DR	07/16/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000
01-130-022-00	2466 WEGNAR DR	03/09/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000
01-380-014-50	2080 LAKE DR	09/09/21	\$332,700	WD	03-ARM'S LENGTH	\$332,700
01-381-027-00	2085 FORREST DR	08/13/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000
01-381-029-00	2091 FORREST DR	05/14/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000
Totals:			\$2,705,200			\$2,705,200

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$170,600	41.81	\$341,111	\$34,730	\$373,270	\$305,769	1.221
\$125,600	34.22	\$260,733	\$131,976	\$235,024	\$128,500	1.829
\$127,900	54.43	\$255,870	\$61,202	\$173,798	\$194,279	0.895
\$166,800	69.50	\$333,563	\$124,409	\$115,591	\$208,737	0.554
\$137,100	41.21	\$274,123	\$121,300	\$211,400	\$161,511	1.365
\$111,600	39.86	\$223,289	\$65,566	\$214,434	\$157,408	1.362
\$90,400	36.90	\$180,807	\$62,323	\$182,677	\$118,248	1.545
\$1,145,100		\$2,338,822		\$1,506,194	\$1,274,452	
Sale. Ratio =>	42.33				E.C.F. =>	1.182

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
2,200	\$169.67	01125	9.6093	CUSTOM		\$30,000
780	\$301.31	SUB12	51.2131			\$131,976
1,164	\$149.31	SUB12	42.2272	STANDARD		\$58,200
2,642	\$43.75	SUB12	76.3085	COTTAGE		\$114,980
1,538	\$143.31	SUB12	4.7832	COTTAGE		\$112,289
1,324	\$161.96	SUB12	4.5430	STANDARD		\$64,768
1,134	\$161.09	SUB12	22.8020	STANDARD		\$62,323
\$162.54			7.2515			
Std. Deviation=>		0.38550983				

Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
No	//		BAYVIEW ESTATES	401	82
No	//	01-130-007-00	BAYVIEW PLAT	401	64
No	//		BAYVIEW PLAT	401	76
No	//		BAYVIEW PLAT	401	69
No	//		LIECHTI KNOLL	401	64
No	//		LIECHTI KNOLL	401	58
No	//		LIECHTI KNOLL	401	69
