

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | |
|--------------------|-----------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|--------------------------|--------------------|-------------|--|
| 140-017-300-003-00 | 5307 RUBY DR | 09/03/20 | \$321,000 | WD | 03-ARM'S LENGTH | \$321,000 | \$141,500 | 44.08 | \$317,861 | \$141,900 | |
| 140-040-000-001-00 | 5431 BLUE LAKE DR | 08/13/21 | \$270,000 | WD | 03-ARM'S LENGTH | \$270,000 | \$96,000 | 35.56 | \$261,212 | \$70,817 | |
| 140-040-000-011-00 | 5355 BLUE LAKE DR | 06/09/20 | \$244,000 | WD | 03-ARM'S LENGTH | \$244,000 | \$96,900 | 39.71 | \$242,746 | \$56,546 | |
| 140-041-000-054-00 | 5079 BLUE LAKE DR | 01/11/19 | \$192,500 | WD | 03-ARM'S LENGTH | \$192,500 | \$85,900 | 44.62 | \$210,995 | \$61,739 | |
| 140-100-000-019-00 | 5139 RUBY DR | 02/08/19 | \$102,000 | WD | 03-ARM'S LENGTH | \$102,000 | \$51,700 | 50.69 | \$97,908 | \$48,079 | |
| 140-101-000-033-00 | 5073 RUBY DR | 05/28/19 | \$123,000 | WD | 03-ARM'S LENGTH | \$120,700 | \$50,000 | 41.43 | \$111,685 | \$40,852 | |
| 140-101-000-040-00 | 5045 RUBY DR | 06/23/20 | \$100,000 | WD | 03-ARM'S LENGTH | \$97,500 | \$45,400 | 46.56 | \$105,537 | \$33,540 | |
| 140-101-000-049-10 | 5021 RUBY DR | 05/31/19 | \$205,000 | WD | 03-ARM'S LENGTH | \$205,000 | \$100,600 | 49.07 | \$232,268 | \$84,710 | |
| 140-103-000-065-00 | 4985 RUBY DR | 08/04/20 | \$234,000 | WD | 03-ARM'S LENGTH | \$234,000 | \$76,000 | 32.48 | \$222,027 | \$33,236 | |
| 140-121-000-028-00 | 3131 WINDSOR DR | 10/07/20 | \$172,000 | WD | 03-ARM'S LENGTH | \$172,000 | \$40,500 | 23.55 | \$137,296 | \$32,346 | |
| 140-123-000-062-10 | 4437 PLEASANT VIEW DR | 06/26/20 | \$139,000 | WD | 03-ARM'S LENGTH | \$139,000 | \$72,500 | 52.16 | \$137,685 | \$17,600 | |
| Totals: | | | \$2,102,500 | | | \$2,097,700 | \$857,000 | | \$2,077,220 | | |
| | | | | | | | | Sale. Ratio => | 40.85 | | |
| | | | | | | | | Std. Dev. => | 8.59 | | |

| Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Other Parcels in Sale | Land Table |
|--------------------|--------------------------|--------------|------------|----------------------|------------------|--------------------------------|-------------------|------------|-----------------------|--------------------------|
| \$179,100 | \$222,173 | 0.806 | 2,240 | \$79.96 | 4520 | 0.4939 | 2 STORY | \$141,900 | | ISLAND LAKE |
| \$199,183 | \$240,398 | 0.829 | 1,718 | \$115.94 | 4540 | 1.7489 | 1+ STORY | \$69,817 | | BLUE LAKE WATERFRONT |
| \$187,454 | \$235,101 | 0.797 | 2,415 | \$77.62 | 4540 | 1.3734 | 1+ STORY | \$56,546 | | BLUE LAKE WATERFRONT |
| \$130,761 | \$188,455 | 0.694 | 900 | \$145.29 | 4540 | 11.7208 | 1+ STORY | \$61,739 | | BLUE LAKE WATERFRONT |
| \$53,921 | \$62,915 | 0.857 | 720 | \$74.89 | 4520 | 4.5972 | | \$45,150 | | ISLAND LAKE |
| \$79,848 | \$89,436 | 0.893 | 832 | \$95.97 | 4520 | 8.1731 | RANCH | \$40,850 | | ISLAND LAKE |
| \$63,960 | \$90,905 | 0.704 | 816 | \$78.38 | 4520 | 10.7478 | RANCH | \$33,540 | | ISLAND LAKE |
| \$120,290 | \$186,311 | 0.646 | 2,234 | \$53.85 | 4520 | 16.5425 | RANCH | \$84,710 | | ISLAND LAKE |
| \$200,764 | \$238,372 | 0.842 | 1,760 | \$114.07 | 4520 | 3.1161 | RANCH | \$31,390 | | ISLAND LAKE |
| \$139,654 | \$132,513 | 1.054 | 1,144 | \$122.08 | 4530 | 24.2825 | RANCH | \$28,600 | | LAKE LOCHBRAE WATERFRONT |
| \$121,400 | \$151,622 | 0.801 | 2,166 | \$56.05 | 4530 | 1.0394 | 1+ STORY | \$17,600 | | LAKE LOCHBRAE WATERFRONT |
| \$1,476,335 | \$1,838,201 | | | \$92.19 | | 0.7926 | | | | |
| | E.C.F. => | 0.803 | | Std. Deviatio | 0.1104581 | | | | | |
| | Ave. E.C.F. => | 0.811 | | Ave. Variance | 7.6214 | Coefficient of Var=> | 9.39677088 | | | |

Used .803

no change from 2023

Lake Lochbrae, Blue Lake, and Island Lake were combined for the ECF analysis.
All 3 lakes are in a rural area with no public access.