

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	
140-016-401-001-00	5372 BLUE LAKE DR	10/21/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$79,700	38.88	\$177,618	\$41,213	
140-024-404-001-01	3019 HIGHLAND PARKWAY	05/05/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$41,300	32.52	\$108,021	\$16,100	
140-040-000-029-10	5248 BLUE LAKE DR	08/17/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$38,200	31.83	\$93,814	\$27,925	
140-040-000-031-00	5256 BLUE LAKE DR	07/27/20	\$160,000	WD	03-ARM'S LENGTH	\$159,500	\$35,200	22.07	\$126,309	\$35,360	
140-041-000-074-00	5170 BLUE LAKE DR	07/26/22	\$293,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$293,000	\$133,300	45.49	\$264,209	\$26,000	
140-041-000-076-00	5160 BLUE LAKE DR	08/10/20	\$129,500	WD	03-ARM'S LENGTH	\$129,500	\$41,000	31.66	\$132,328	\$17,649	
140-041-000-083-00	5110 BLUE LAKE DR	07/31/19	\$127,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$127,000	\$68,400	53.86	\$124,549	\$33,440	
<b>Totals:</b>			<b>\$1,161,500</b>			<b>\$1,161,000</b>	<b>\$437,100</b>		<b>\$1,026,848</b>		
								<b>Sale. Ratio =&gt;</b>	<b>37.65</b>		
								<b>Std. Dev. =&gt;</b>	<b>10.46</b>		

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	Property Class
\$163,787	\$254,487	0.644	1,346	\$121.68	4440	2.4751	2 STORY	\$39,213		BLUE LAKE OFF WATER	401
\$110,900	\$171,494	0.647	1,200	\$92.42	4430	2.7823	1+ STORY	\$16,100		LAKE LOCHBRAE OFF WATER	401
\$92,075	\$122,927	0.749	1,080	\$85.25	4440	13.0175	1+ STORY	\$26,925		BLUE LAKE OFF WATER	401
\$124,140	\$169,681	0.732	1,256	\$98.84	4440	11.2763	1+ STORY	\$32,500		BLUE LAKE OFF WATER	401
\$267,000	\$444,420	0.601	3,192	\$83.65	4440	1.8062	1+ STORY	\$26,000	140-041-000-075-00	BLUE LAKE OFF WATER	401
\$111,851	\$213,953	0.523	1,064	\$105.12	4440	9.6063	2 STORY	\$13,130		BLUE LAKE OFF WATER	401
\$93,560	\$213,871	0.437	1,593	\$58.73	4440	18.1385	RANCH	\$33,440	140-041-000-081-00, 140-041-000-082-00	BLUE LAKE OFF WATER	401
<b>\$963,313</b>	<b>\$1,590,834</b>			<b>\$92.24</b>		<b>1.3306</b>					
	<b>E.C.F. =&gt;</b>	<b>0.606</b>		<b>Std. Deviat</b>	<b>0.110682</b>						
	<b>Ave. E.C.F. =&gt;</b>	<b>0.619</b>		<b>Ave. Varian</b>	<b>8.4432</b>	<b>Coefficient of Var=&gt;</b>	<b>13.64343104</b>				

**Used .606**

no change from 2024

Combined Blue Lake off water and Lake Lochbrae off water for the ECF analysis. Island Lake does not have off water parcels. These lakes are small, private lakes in a rural area.