

ORIGINAL PLAT SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
070-540-013-00	2990 N HARRISON AVE	11/1/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$44,700	47.05	\$80,041	\$21,459	\$16,500	150.0	150.0	0.05	0.52	\$143	\$412,673	\$9.47	150.00	'4005	1599-827		ORIGINAL PLAT	401	FF RATE	
070-738-003-00	119 W ELM ST	11/1/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$52,600	47.82	\$104,893	\$15,997	\$10,890	99.0	165.0	0.38	0.38	\$162	\$42,659	\$8.98	99.00	'4005	1599-42		ORIGINAL PLAT	401	FF RATE	
070-755-032-00	N GRANT AVE	8/20/2024	\$26,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$26,000	\$22,800	86.71	\$45,218	\$26,000	\$45,218	355.8	300.0	0.55	0.28	\$189	\$50,969	\$11.17	160.00	'4005	1592/702	070-755-033-00	ORIGINAL PLAT	402	FF RATE	
070-301-017-00	502 LANSING ST	10/15/2024	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$18,600	53.14	\$31,098	\$9,402	\$5,500	50.0	100.0	0.12	0.12	\$189	\$81,757	\$1.88	50.00	'4005	1597-100		ORIGINAL PLAT	401	FF RATE	
070-780-324-00		7/5/2024	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$11,100	74.00	\$9,175	\$15,000	\$9,175	76.4	133.8	0.27	0.27	\$198	\$55,147	\$1.27	72.87	'4005	1591/443		ORIGINAL PLAT	402	FF RATE	
070-827-005-04	315 S SECOND ST	10/31/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$53,900	44.92	\$112,839	\$14,421	\$7,260	66.0	132.0	0.20	0.20	\$219	\$72,105	\$1.66	66.00	'4005	1599-212		ORIGINAL PLAT	401	FF RATE	
070-780-349-00	220 HARTY JO RD	12/4/2023	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$27,300	44.03	\$53,083	\$17,717	\$8,800	80.0	150.0	0.28	0.28	\$221	\$64,425	\$1.48	80.00	'4005	1572-345		ORIGINAL PLAT	401	FF RATE	
070-020-401-03	375 WESTLAWN ST	7/19/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$57,600	41.14	\$127,506	\$23,494	\$11,000	100.0	208.0	0.48	0.48	\$235	\$49,151	\$1.13	100.00	'4005	1589-781		ORIGINAL PLAT	401	FF RATE	
070-430-034-01	670 LONE PINE RD	10/23/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,700	35.44	\$139,722	\$35,073	\$14,795	134.5	135.3	0.41	0.41	\$261	\$84,923	\$1.95	137.39	'4005	1599-299		ORIGINAL PLAT	401	FF RATE	
070-828-008-00	156 W SPRUCE ST	11/13/2023	\$117,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$117,500	\$54,300	46.21	\$113,242	\$41,130	\$36,972	141.8	198.0	0.40	0.20	\$290	\$102,325	\$2.36	198.00	'4005	1570-320	070-828-007-00	ORIGINAL PLAT	401	FF RATE	
070-313-023-01	513 THACA ST	5/17/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$43,900	39.91	\$91,870	\$29,130	\$11,000	100.0	100.0	0.23	0.23	\$291	\$126,652	\$2.91	100.00	'4005	1584-259		ORIGINAL PLAT	401	FF RATE	
070-604-018-00	126 BOND ST	8/16/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$58,200	44.77	\$104,744	\$36,256	\$11,000	100.0	345.5	0.79	0.79	\$363	\$45,720	\$1.05	100.00	'4005	1592/466		ORIGINAL PLAT	401	FF RATE	
070-738-001-10	402 S SECOND ST	5/9/2024	\$195,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$195,000	\$88,400	45.33	\$178,789	\$78,100	\$61,889	213.4	330.0	0.97	0.60	\$366	\$80,515	\$1.85	256.00	'4005	1583-575	070-738-008-01	ORIGINAL PLAT	401	FF RATE	
070-814-001-02	395 N SECOND ST	8/9/2024	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$48,200	39.51	\$102,734	\$26,526	\$7,260	66.0	127.3	0.17	0.19	\$402	\$157,893	\$3.62	66.00	'4005	1592/59		ORIGINAL PLAT	401	FF RATE	
070-826-004-01	254 E PINE ST	6/30/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$30,200	35.53	\$67,987	\$23,282	\$6,270	57.0	132.0	0.00	0.17	\$408	\$33,283,000	\$534.50	57.00	'4005	1557-410		ORIGINAL PLAT	401	FF RATE	
070-601-012-00	127 BOND ST	7/29/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$43,900	39.91	\$76,128	\$42,872	\$11,000	100.0	220.0	0.51	0.51	\$429	\$84,896	\$1.95	100.00	'4005	1589/814		ORIGINAL PLAT	401	FF RATE	
070-738-003-01	446 OLD COUNTY FARM ST	11/13/2024	\$120,000	LC	03-ARM'S LENGTH	\$120,000	\$43,400	36.17	\$83,684	\$46,416	\$12,100	110.0	151.0	0.38	0.38	\$440	\$127,076	\$2.92	110.00	'4005	1600-721		ORIGINAL PLAT	401	FF RATE	
070-140-007-00	727 OLD COUNTY FARM ST	7/19/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,200	39.48	\$112,419	\$56,331	\$13,750	125.0	253.6	0.73	0.73	\$451	\$77,378	\$1.78	125.00	'4005	1589-759		ORIGINAL PLAT	401	FF RATE	
070-250-020-00	2030 DUGGAN DR	1/5/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$56,300	36.32	\$123,535	\$41,365	\$9,800	90.0	150.0	0.31	0.31	\$460	\$133,435	\$3.06	90.00	'4005	1574-74		ORIGINAL PLAT	401	FF RATE	
070-819-010-01	287 E OAK ST	9/4/2024	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$28,600	38.65	\$55,964	\$23,132	\$5,096	46.3	141.0	0.15	0.15	\$499	\$154,213	\$3.54	46.33	'4005	1594-337		ORIGINAL PLAT	401	FF RATE	
070-020-300-61	2450 N HARRISON AVE	6/16/2023	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$28,200	18.55	\$77,657	\$95,241	\$20,898	190.0	224.0	0.98	0.98	\$501	\$97,185	\$2.23	189.98	'4005	1557-43		ORIGINAL PLAT	401	FF RATE	
070-430-029-01	615 ILL ST	7/11/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,000	35.00	\$71,040	\$62,161	\$13,201	120.0	136.5	0.38	0.38	\$518	\$163,152	\$3.75	120.00	'4005	1589-215		ORIGINAL PLAT	401	FF RATE	
070-739-005-00	130 W PARK ST	4/15/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$82,500	39.29	\$161,252	\$59,638	\$10,890	99.0	165.0	0.38	0.38	\$602	\$159,035	\$2.65	99.00	'4005	1581-605		ORIGINAL PLAT	401	FF RATE	
070-775-066-00	520 WILSON AVE	9/18/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$59,000	30.26	\$145,437	\$60,563	\$11,000	100.0	200.0	0.46	0.46	\$606	\$131,946	\$3.03	100.00	'4005	1594-995		ORIGINAL PLAT	401	FF RATE	
070-780-296-00	212 WILSON AVE	8/26/2024	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$29,200	32.44	\$49,410	\$8,525	\$7.5	130.6	0.23	0.23	\$638	\$212,974	\$4.89	77.50	'4005	1593/73		ORIGINAL PLAT	401	FF RATE		
070-601-005-00	108 E PARK ST	11/6/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$83,900	39.95	\$156,390	\$64,610	\$11,000	100.0	297.0	0.68	0.68	\$646	\$94,736	\$2.17	100.00	'4005	1599-818		ORIGINAL PLAT	401	FF RATE	
070-470-039-00	614 ILL ST	5/24/2024	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$29,400	37.69	\$45,694	\$38,908	\$6,602	60.0	160.0	0.22	0.22	\$648	\$176,855	\$4.06	60.02	'4005	1585-349		ORIGINAL PLAT	401	FF RATE	
070-216-014-01	510 SAGHAW ST	12/8/2023	\$125,900	WD	03-ARM'S LENGTH	\$125,900	\$35,000	27.80	\$71,610	\$56,290	\$11,000	100.0	100.0	0.23	0.23	\$653	\$263,870	\$6.52	100.00	'4005	1572-399		ORIGINAL PLAT	401	FF RATE	
070-020-401-03	375 WESTLAWN ST	2/25/2025	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$57,600	31.14	\$127,506	\$68,494	\$11,000	100.0	208.0	0.48	0.48	\$685	\$143,293	\$3.29	100.00	'4005	1607/380		ORIGINAL PLAT	401	FF RATE	
070-780-345-00	243 MATILDA	2/19/2025	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$32,900	31.04	\$58,428	\$56,374	\$8,800	80.0	150.0	0.28	0.28	\$705	\$204,996	\$4.71	80.00	'4005	1607/184		ORIGINAL PLAT	401	FF RATE	
070-380-012-01	615 GREEN ST	10/18/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$20,800	27.73	\$30,965	\$73,157	\$7,041	64.0	125.7	0.18	0.18	\$798	\$277,587	\$6.37	64.55	'4005	1598-667		ORIGINAL PLAT	401	FF RATE	
070-780-315-02	716 BABELLA RD	3/25/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$33,000	23.74	\$74,093	\$73,078	\$5,200	75.0	133.0	0.23	0.23	\$975	\$319,463	\$7.33	75.00	'4005	1580-565		ORIGINAL PLAT	401	FF RATE	
Totals:						\$3,824,400			\$1,435,200	\$3,824,400	\$2,895,856	\$1,372,026			\$443,482	3,226.8			12.09	11.90						
						Sale. Ratio =>		37.53		Average per FF=>		\$425		Average per Net Acre=>		113,474.98		Average per SqFt=>		\$2.61						
						Std. Dev. =>		12.27		USED		425														
										PRIOR YEAR		385														

ORIGINAL PLAT VACANT SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
070-301-001-01		2/20/2025	\$10,000	WD	22-OUTLIER	\$10,000	\$18,300	183.00	\$57,750	\$10,000	\$57,750	150.0	200.0	0.35	0.23	\$67	\$28,986	\$8.67	150.00	'4005	1607-343	070-301-044-00	ORIGINAL PLAT	402	FF RATE
070-755-034-01		7/26/2024	\$21,000	WD	22-OUTLIER	\$21,000	\$19,050	115.500	\$21,000	\$21,000	\$115,500	300.0	150.0	1.03	1.03	\$70	\$20,329	\$8.07	300.00	'4005	1590/506		ORIGINAL PLAT	401	FF RATE
070-700-010-00		1/16/2025	\$15,500	WD	22-OUTLIER	\$15,500	\$23,600	152.26	\$75,093	\$15,500	\$75,093	195.0	247.1	1.09	1.09	\$79	\$14,286	\$8.33	202.57	'4005	1605/93		ORIGINAL PLAT	402	FF RATE
070-700-010-00		8/25/2023	\$19,900	WD	22-OUTLIER	\$19,900	\$20,600	103.52	\$75,093	\$19,900	\$75,093	162.5	247.1	1.09	1.09	\$122	\$19,341	\$8.42	202.57	'4005	1583-446		ORIGINAL PLAT	402	FF RATE
070-604-016-00		10/6/2023	\$15,000	WD	22-OUTLIER	\$15,000	\$15,300	102.00	\$38,500	\$15,000	\$38,500	117.6	200.0	0.69	0.69	\$126	\$21,771	\$8.50	191.00	'4005	1568-390		ORIGINAL PLAT	401	FF RATE
070-755-032-00	N GRANT AVE	8/20/2024	\$28,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$28,000																			

LAKEFRONT IMPROVED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
070-345-001-00	395 S LAKE ST	11/17/2023	\$420,000	WD	03-ARMS LENGTH	\$420,000	\$133,500	31.79	\$472,460	\$251,910	\$324,370	148.5	111.2	0.37	0.37	\$1,697	\$877,177	\$15.55	153.71	4001	1570-869		LAKE PROPERTY	401	LAKEFRONT	
070-345-013-00	100 N LAKE ST	8/21/2024	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$80,800	37.23	\$295,130	\$156,445	\$187,675	91.5	111.7	0.34	0.34	\$1,710	\$665,723	\$15.28	91.50	4001	1557-412		LAKE PROPERTY	401	LAKEFRONT	
070-345-009-00	283 S LAKE ST	5/29/2023	\$301,750	WD	19-MULTI PARCEL ARMS LENGTH	\$301,750	\$97,100	32.18	\$218,012	\$170,690	\$86,952	98.0	229.6	0.23	0.13	\$1,742	\$738,918	\$16.96	94.29	4001	1554-465	070-824-002-03	LAKE PROPERTY	401	LAKEFRONT	
070-350-012-01	721 LAKEVIEW DR	4/28/2023	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$95,400	31.80	\$308,828	\$183,790	\$192,618	94.0	153.4	0.32	0.32	\$1,956	\$576,144	\$13.23	100.44	4001	1551-608		LAKE PROPERTY	401	LAKEFRONT	
070-306-001-01	1030 HILLCREST AVE	6/1/2023	\$330,000	WD	19-MULTI PARCEL ARMS LENGTH	\$330,000	\$90,100	27.30	\$235,965	\$213,100	\$119,065	101.3	173.8	0.20	0.09	\$2,104	\$1,049,754	\$24.10	101.28	4001	1555-761	070-313-016-10	LAKE PROPERTY	401	LAKEFRONT	
070-305-004-00	878 HILLCREST AVE	5/28/2024	\$180,000	WD	03-ARMS LENGTH	\$180,000	\$57,400	31.89	\$192,294	\$171,081	\$97,375	47.5	74.0	0.88	0.88	\$2,549	\$1,476,598	\$33.90	48.00	4001	1585-600		LAKE PROPERTY	401	LAKEFRONT	
070-350-015-00	751 LAKEVIEW DR	7/31/2023	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$100,600	30.95	\$289,028	\$163,960	\$127,988	62.4	155.9	0.22	0.22	\$2,626	\$755,570	\$17.35	68.00	4001	1560-883		LAKE PROPERTY	401	LAKEFRONT	
070-304-005-01	914 HILLCREST	9/27/2024	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$105,100	37.54	\$243,253	\$139,247	\$102,500	50.0	155.9	0.18	0.18	\$2,795	\$777,916	\$17.86	50.00	4001	1595-801		LAKE PROPERTY	401	LAKEFRONT	
Totals:						\$2,396,750	\$776,000	32.38	\$2,214,970	\$1,400,223	\$1,218,443	693.1	1.62	1.84	1.62	\$2,020	761,818.82	Average per SqFt=>	\$17.49							
						Sale Ratio =>	32.38	3.35	Average per FF=>	\$2,020	Average per Net Acre=>	761,818.82	Average per SqFt=>	\$17.49												
						Std. Dev. =>			USED	2020																
									PRIOR YEAR	2000																

LAKEFRONT VACANT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
070-501-001-00	401 S LAKE ST	3/27/2024	\$180,000	LC	03-ARMS LENGTH	\$180,000	\$50,500	35.64	\$180,000	\$102,500	\$102,500	50.0	118.0	0.14	0.14	\$2,300	\$851,852	\$19.56	50.00	4001	1580-284		LAKE PROPERTY	402	LAKEFRONT	
Totals:						\$180,000	\$80,500	44.72	\$260,910	\$180,000	\$260,910	120.7	0.34	0.34	\$1,491	527,859.24	Average per Net Acre=>	\$12.12								
						Sale Ratio =>	44.72	31.72	Average per FF=>	\$1,491	Average per Net Acre=>	527,859.24	Average per SqFt=>	\$12.12												
						Std. Dev. =>			USED	1490																
									PRIOR YEAR	2000																

BACKLOT SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
070-314-015-00	145 HILLCREST AVE	10/6/2023	\$30,000	WD	03-ARMS LENGTH	\$30,000	\$15,700	20.88	\$58,816	\$40,434	\$19,250	50.0	101.5	1.16	0.12	\$509	\$54,857	\$3.80	50.00	4005	1557-169		LAKE PROPERTY	401	BACKLOT	
070-502-001-01	402 S LAKE ST	9/9/2022	\$164,200	WD	03-ARMS LENGTH	\$164,200	\$68,300	41.60	\$164,960	\$41,497	\$32,167	83.6	100.0	0.19	0.19	\$496	\$215,661	\$4.95	83.55	4001	1534-578		LAKE PROPERTY	401	BACKLOT	
070-313-014-01	1021 HILLCREST AVE	10/29/2024	\$175,000	WD	19-MULTI PARCEL ARMS LENGTH	\$175,000	\$65,300	48.74	\$169,734	\$115,189	\$109,923	202.7	276.2	0.45	0.30	\$568	\$254,280	\$5.64	253.86	4005	1599-188	070-305-005-00, 070-314-019-01	ORIGINAL PLAT	401	BACKLOT	
Totals:						\$419,200	\$170,300	40.63	\$383,510	\$197,030	\$161,340	336.2	1.81	0.61	\$586	109,157.89	Average per Net Acre=>	\$2.51								
						Sale Ratio =>	40.63	14.47	Average per FF=>	\$586	Average per Net Acre=>	109,157.89	Average per SqFt=>	\$2.51												
						Std. Dev. =>			USED	580																
									PRIOR YEAR	385																

VACANT BACKLOT MULTIPLIER	0.737823762	USED PRIOR YEAR	425 385
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*orig plat improved is same

RURAL RESIDENTIAL ACREAGE TABLE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
007-475-276-00		11/25/24	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$1,600	35.56	\$4,469	\$4,500	\$4,469	0.21	0.21	\$21,531	\$0.49	65.00	ECF6			ECF6 NEIGHBORHOOD	402	
007-202-066-00		09/20/24	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$3,300	55.00	\$9,375	\$6,000	\$9,375	0.26	0.26	\$23,256	\$0.53	75.00	ECF5			ECF5 NEIGHBORHOOD	402	
070-780-324-00		7/5/2024	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$11,100	74.00	\$9,175	\$15,000	\$9,175	0.27	0.27	\$55,147	\$1.27	72.87	ECF5	'4005 1591/443		ORIGINAL PLAT	402	
007-352-106-00	1805 JANET	05/22/23	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$12,600	42.14	\$37,033	\$5,992	\$13,125	0.28	0.28	\$21,789	\$0.50	105.00	ECF9			ECF9 NEIGHBORHOOD	402	
007-450-133-00	5290 NAVAJO TRL	03/06/25	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$4,400	36.67	\$12,375	\$12,000	\$12,375	0.34	0.34	\$35,191	\$0.61	99.00	ECF5			ECF5 NEIGHBORHOOD	402	
007-180-019-00	147 OAK GROVE RD	08/25/23	\$8,750	WD	03-ARM'S LENGTH	\$8,750	\$2,700	39.86	\$9,375	\$8,750	\$9,375	0.34	0.34	\$25,636	\$0.58	75.00	ECF3			ECF3 NEIGHBORHOOD	402	
007-023-300-14		09/09/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$26,900	44.83	\$69,500	\$60,000	\$69,500	0.36	0.36	\$166,667	\$3.83	100.00	LF6			LF6 SUTHERLAND LAKE	402	
007-423-009-00		07/14/23	\$8,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$8,500	\$4,600	54.12	\$9,216	\$8,500	\$9,216	0.37	0.18	\$23,098	\$0.53	160.00	ECF6		007-423-007-00		ECF6 NEIGHBORHOOD	402
007-145-042-00	1795 HAZEL RD	04/28/23	\$14,500	WD	03-ARM'S LENGTH	\$14,500	\$3,600	24.83	\$12,500	\$14,500	\$12,500	0.46	0.46	\$31,990	\$0.73	100.00	ECF2			ECF2 NEIGHBORHOOD	402	
007-395-053-00		12/09/24	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$4,400	55.00	\$12,500	\$8,000	\$12,500	0.46	0.46	\$17,429	\$0.40	100.00	ECF3			ECF3 NEIGHBORHOOD	402	
070-755-032-00	N GRANT AVE	8/20/2024	\$28,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$28,000	\$22,600	80.71	\$45,218	\$28,000	\$45,218	0.55	0.28	\$50,909	\$1.17	160.00	ECF5	'4005 1592/702		ORIGINAL PLAT	402	
007-320-199-00		12/20/24	\$11,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$11,500	\$8,000	69.57	\$16,016	\$11,500	\$16,016	0.55	0.33	\$20,871	\$0.48	200.00	ECF1		007-320-198-00		ECF1 NEIGHBORHOOD	402
007-423-300-19		06/01/24	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$26,900	43.39	\$69,500	\$62,000	\$69,500	0.66	0.66	\$44,082	\$2.16	100.00	LF6			LF6 SUTHERLAND LAKE	402	
007-472-050-00	5880 MELISSA DR	11/23/24	\$11,500	WD	03-ARM'S LENGTH	\$11,500	\$9,200	76.52	\$25,000	\$11,500	\$25,000	0.69	0.69	\$16,091	\$0.38	200.00	ECF7			ECF7 NEIGHBORHOOD	402	
007-016-200-07		06/21/24	\$8,900	WD	03-ARM'S LENGTH	\$8,900	\$5,100	57.30	\$14,625	\$8,900	\$14,625	0.70	0.70	\$12,751	\$0.29	117.00	RES			RESIDENTIAL SECTIONS	402	
070-604-018-00	126 BOND ST	8/16/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$58,200	44.77	\$104,744	\$36,256	\$11,000	0.79	0.79	\$45,720	\$1.05	100.00	ECF5	'4005 1592/466		ORIGINAL PLAT	401	
070-021-201-14	2990 E TOWNLINE LAKE RD	2/4/2025	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$37,200	25.83	\$90,106	\$86,014	\$32,120	1.53	1.53	\$66,218	\$1.29	0.00	ECF5	'4005 1606-122		ORIGINAL PLAT	401	
007-360-077-10	4104 VALLEY VIEW DR	04/26/24	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$11,600	58.00	\$33,000	\$20,000	\$33,000	1.82	1.82	\$11,001	\$0.25	264.00	ECF5			ECF5 NEIGHBORHOOD	402	
007-495-048-70		09/03/24	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$19,800	39.68	\$56,250	\$49,900	\$56,250	2.07	2.07	\$24,153	\$0.55	450.00	ECF1			ECF1 NEIGHBORHOOD	402	
070-020-401-15	840 BYFIELD DR	6/28/2023	\$18,500	WD	03-ARM'S LENGTH	\$18,500	\$9,200	49.73	\$15,151	\$18,500	\$15,151	2.09	2.09	\$8,873	\$0.20	0.00	ECF5	'4005 1557-359		ORIGINAL PLAT	401	
007-223-039-00		03/21/25	\$22,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$22,000	\$14,900	67.73	\$42,625	\$22,000	\$42,625	2.15	0.69	\$10,252	\$0.24	330.00	ECF4		007-223-040-00, 007-223-038-00		ECF4 NEIGHBORHOOD	402
070-020-300-36	1800 W SPRUCE ST	5/31/2024	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$42,800	34.49	\$315,334	\$136,236	\$37,960	3.96	3.96	\$44,502	\$0.79	0.00	ECF5	'4005 1585-438		ORIGINAL PLAT	401	
070-020-300-21	980 W SPRUCE ST	1/12/2024	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$77,200	35.11	\$177,498	\$75,402	\$33,000	4.50	4.55	\$16,756	\$0.38	0.00	ECF5			ORIGINAL PLAT	401	
007-034-100-09	3120 BLANCHE ST	05/03/24	\$28,900	WD	03-ARM'S LENGTH	\$28,900	\$12,000	41.52	\$28,768	\$28,900	\$28,768	4.78	4.78	\$6,046	\$0.14	0.00	RES			RESIDENTIAL SECTIONS	402	
070-020-300-04	2336 N HARRISON AVE	1/18/2024	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$56,700	31.85	\$146,607	\$64,393	\$33,000	4.80	4.82	\$13,415	\$0.31	300.00	ECF5	'4005 1574-703		ORIGINAL PLAT	401	
007-019-301-32		08/22/23	\$44,900	WD	03-ARM'S LENGTH	\$44,900	\$9,800	21.83	\$29,384	\$44,900	\$29,384	4.89	4.89	\$9,182	\$0.21	0.00	RES			RESIDENTIAL SECTIONS	402	
007-019-301-32		06/05/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$12,300	27.33	\$29,384	\$45,000	\$29,384	4.89	4.89	\$9,202	\$0.21	0.00	RES			RESIDENTIAL SECTIONS	402	
007-019-301-34	86 E M-61	12/09/24	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$14,500	72.50	\$33,843	\$20,000	\$33,843	6.83	6.83	\$2,928	\$0.07	0.00	RES			RESIDENTIAL SECTIONS	402	
070-020-100-07	1375 BYFIELD DR	10/1/2024	\$149,000	CD	03-ARM'S LENGTH	\$149,000	\$86,700	58.19	\$199,931	(\$2,899)	\$48,125	7.25	7.25	(\$387)	(\$0.01)	0.00	ECF5	'4005 1597-73		ORIGINAL PLAT	401	
007-005-100-02	5634 N HARRISON AVE	07/27/23	\$24,500	WD	03-ARM'S LENGTH	\$24,500	\$14,000	57.14	\$36,000	\$24,500	\$36,000	10.00	10.00	\$2,450	\$0.06	330.00	RES			RESIDENTIAL SECTIONS	402	
007-005-100-02	5634 N HARRISON AVE	11/17/23	\$51,900	WD	03-ARM'S LENGTH	\$51,900	\$14,000	26.97	\$36,000	\$51,900	\$36,000	10.00	10.00	\$5,190	\$0.12	330.00	RES			RESIDENTIAL SECTIONS	402	
007-009-400-50	2720 E FIR	05/15/23	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$14,000	20.29	\$36,000	\$69,000	\$36,000	10.00	10.00	\$6,900	\$0.16	0.00	MOB			RESIDENTIAL SECTIONS	402	
007-018-300-09		05/17/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$14,800	37.00	\$36,000	\$40,000	\$36,000	10.00	10.00	\$4,000	\$0.09	0.00	RES			RESIDENTIAL SECTIONS	402	
007-018-300-09		09/06/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$14,800	49.33	\$36,000	\$30,000	\$36,000	10.00	10.00	\$3,000	\$0.07	0.00	RES			RESIDENTIAL SECTIONS	402	
007-033-400-21		03/08/25	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$18,500	52.86	\$36,000	\$35,000	\$36,000	10.00	10.00	\$3,500	\$0.08	0.00	RES			RESIDENTIAL SECTIONS	402	
007-022-100-03		05/24/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$24,800	24.80	\$54,744	\$100,000	\$54,744	17.08	17.08	\$5,855	\$0.13	0.00	RES			RESIDENTIAL SECTIONS	402	
070-020-100-43	BYFIELD DR	6/11/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$27,800	37.07	\$75,532	\$75,000	\$75,532	19.82	19.82	\$3,784	\$0.09	0.00	ECF5	'4005 1586-507		ORIGINAL PLAT	402	
007-026-200-03		04/19/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$37,500	39.47	\$81,000	\$95,000	\$81,000	30.00	30.00	\$3,167	\$0.07	0.00	RES			RESIDENTIAL SECTIONS	402	
007-020-400-07	MOSTETLER	07/09/24	\$123,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$123,500	\$55,500	44.94	\$111,000	\$123,500	\$111,000	30.00	30.00	\$4,117	\$0.09	0.00	RES			007-030-400-09, 007-030-400-10	402	
007-025-100-04		06/09/23	\$148,000	LC	03-ARM'S LENGTH	\$148,000	\$37,500	25.34	\$130,000	\$148,000	\$130,000	50.00	50.00	\$2,960	\$0.07	0.00	RES			RESIDENTIAL SECTIONS	402	
007-022-400-08	2076 RIDGE RD	01/26/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$32,100	17.83	\$153,100	\$180,000	\$153,100	60.50	60.50	\$2,975	\$0.07	0.00	RES			RESIDENTIAL SECTIONS	402	
007-008-100-03		04/23/24	\$270,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$270,000	\$91,200	33.78	\$179,959	\$253,535	\$163,404	80.21	40.21	\$3,161	\$0.07	0.00	RES			007-007-200-03	402	
Totals:						\$3,015,050	\$1,106,000		\$2,659,837	\$2,135,662	\$1,780,449	406.44	364.38									
						Sale. Ratio =>		36.68	Average		Average		Average		Average							
						Std. Dev. =>		16.49	per FF=>		per Net Acre=>		per SqFt=>		per SqFt=>							

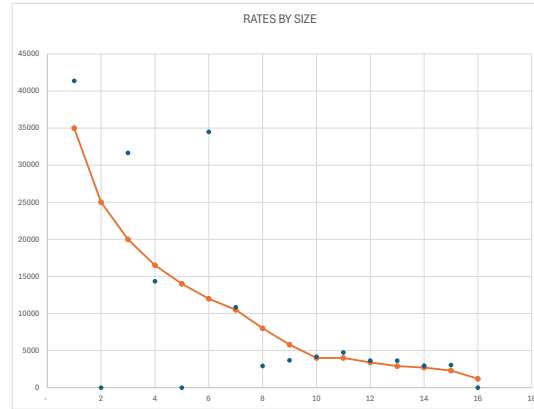
0 to 1-acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
007-475-276-00		11/25/24	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$1,600	35.56	\$4,469	\$4,500	\$4,469	0.21	0.21	\$21,531	\$0.49	65.00	ECF6			ECF6 NEIGHBORHOOD	402
007-202-066-00		09/20/24	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$3,300	55.00	\$9,375	\$6,000	\$9,375	0.26	0.26	\$23,256	\$0.53	75.00	ECF5			ECF5 NEIGHBORHOOD	402
070-780-324-00		7/5/2024	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$11,100	74.00	\$9,175	\$15,000	\$9,175	0.27	0.27	\$55,147	\$1.27	72.87	ECF5	'4005 1591/443		ORIGINAL PLAT	402
007-352-106-00	1805 JANET	05/22/23	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$12,600	42													

Totals:	\$598,000	\$598,000	\$160,800	\$463,059	\$581,535	\$446,594	190.71	150.71
			Sale. Ratio =>	26.89	Average	Average	Average	
			Std. Dev. =>	#REF!	per FF=>	per Net Acre=>	per SqFt=>	\$0.07

100 plus acres
No Data

DESCRIPTION:	#REF!	INDICATED VALUE	DETER \$ PER ACRE		DETERMINED VALUE	PRIOR YEAR
1.00		41,372	41,372	35,000	35,000	30000
1.50	#REF!		#REF!	25,000	37,500	32000
2.00		31,665	63,330	20,000	40,000	34000
2.50		14,356	35,890	16,500	41,250	35000
3.00	#REF!		#REF!	14,000	42,000	37000
4.00		34,502	138,006	12,000	48,000	38000
5.00		10,838	54,190	10,500	52,500	42000
7.00		2,928	20,498	8,000	56,000	48000
10.00		3,682	36,817	5,800	58,000	49500
15.00		4,173	62,600	4,000	60,000	63000
20.00		4,743	94,851	4,000	80,000	76000
25.00		3,642	91,042	3,400	85,000	83000
30.00		3,642	109,250	2,900	87,000	87000
40.00		2,950	118,400	2,700	108,000	98000
50.00		3,049	152,496	2,300	115,000	103000
100.00	#REF!		#REF!	1,200	120,000	114000



LIGHTHOUSE AREA LAND VALUE ANALYSIS- 2026 (TIME ADJUSTED)

Parcel Number	Street Address	Sale Date		Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
070-370-006-00	340 LIGHTHOUSE	04/01/17	0.0078	\$160,000	M/LC	03-ARMS LENGTH	\$264,832	\$109,200	41.23	\$212,891	\$61,941	\$10,000	0.0	0.0	1.00	1.00	#DIV/0!	\$61,941	\$1.42	0.00	4001	1345-718		LIGHTHOUSE COVE	401	
070-370-016-00	375 LIGHTHOUSE	08/10/18	0.0078	\$75,000	WD	03-ARMS LENGTH	\$114,195	\$31,900	27.93	\$108,644	\$23,329	\$17,778	0.0	0.0	1.00	1.00	#DIV/0!	\$23,329	\$0.54	0.00	4001	1389-311		LIGHTHOUSE COVE	401	
070-370-010-00	380 LIGHTHOUSE DR	10/07/19	0.0078	\$134,500	WD	03-ARMS LENGTH	\$190,102	\$105,000	55.23	\$196,180	\$51,822	\$17,900	0.0	0.0	1.00	1.00	#DIV/0!	\$51,822	\$1.19	0.00	4001	1421-723		LIGHTHOUSE COVE	401	
070-370-009-00	380 LIGHTHOUSE DR	04/22/21	0.0078	\$220,000	WD	03-ARMS LENGTH	\$280,060	\$74,300	26.53	\$198,487	\$99,473	\$17,900	0.0	0.0	1.00	1.00	#DIV/0!	\$99,473	\$2.28	0.00	4001	1481-876		LIGHTHOUSE COVE	401	
070-370-006-00	340 LIGHTHOUSE DR UNIT #6	1/10/2022	0.0078	\$215,000	WD	03-ARMS LENGTH	\$258,602	\$92,900	35.92	\$262,588	\$26,014	\$30,000	0.0	0.0	1.00	0.00	#DIV/0!	\$26,014	\$0.60	0.00	4001	1510-503		LIGHTHOUSE COVE	0	
070-370-006-00	340 LIGHTHOUSE DR UNIT #6	9/15/2025	0.0078	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$129,500	47.96	\$262,588	\$37,412	\$30,000	0.0	0.0	1.00	0.00	#DIV/0!	\$37,412	\$0.86	0.00	4001	1626-496		LIGHTHOUSE COVE	0	
070-370-009-00	380 LIGHTHOUSE DR #9	4/22/2021	0.0078	\$220,000	WD	03-ARMS LENGTH	\$280,060	\$74,300	26.53	\$210,113	\$99,947	\$30,000	0.0	0.0	1.00	0.00	#DIV/0!	\$99,947	\$2.29	0.00	4001	1481-876		LIGHTHOUSE COVE	0	
Totals:				\$1,294,500			\$1,657,851	\$617,100		\$1,451,491	\$399,938	\$153,578	0.0	0.0	7.00	4.00										
										Sale. Ratio >>	37.22	Average		Average		Average										
										Std. Dev. >>	11.35	per FF=>		per Net Acre=>		per SqFt=>										
												#DIV/0!			57,134.04											

PIN	Sale Date	Time Difference	Sale Price	Value Difference	% Increase/Decrease By Month
070-370-006-00	1/10/22		\$160,000		
070-370-006-00	9/15/25	44.00	\$215,000	\$55,000	0.78%

PIN	Sale Date	Time Difference	Sale Price	Value Difference	% Increase/Decrease By Month
070-370-010-00	10/7/19		\$134,500		
070-370-009-00	4/22/21	18.00	\$185,000	\$50,500	2.09%

*Sale Price Adjusted Per Improvements

AVERAGES	31	400,000	105,500	0.85%
				AVERAGE PER MONTH (USING AVG SUMS)

IMPROVED	PRIOR YEAR USED	36000	57000	% CHANGE = 58.33%	USED:	0.78%
VACANT	PRIOR YEAR USED	18000	28500	SIMILAR % CHANGE		

ECONOMIC CONDITION FACTORS FOR 2026

ORIGINAL PLAT ECF

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	Use Code	Land Value	Appr. by Eq.	Appr. Date
070-775-054-04	607 HILLCREST AVE	5/22/2023	\$102,500	WD	03-ARMS LENGTH	\$102,500	\$58,400	56.98	\$153,790	\$44,362	\$58,138	\$143,984	0.404	1,352	\$43.00	4005	50.9587	1 ST		\$27,297	No	//
070-250-013-00	2041 DUGGAN DR	4/12/2023	\$40,000	WD	03-ARMS LENGTH	\$40,000	\$31,000	77.50	\$57,581	\$15,313	\$24,687	\$55,615	0.444	820	\$26.83	4005	101.6173	1 ST		\$11,000	No	//
070-805-000-07	1175 BYFIELD DR	09/12/2024	\$140,000	GD	03-ARMS LENGTH	\$140,000	\$86,700	61.93	\$198,031	\$48,125	\$109,876	\$189,744	0.656	1,072	\$55.88	4005	26.4978	1 ST		\$48,125	No	//
070-819-009-00	241 E OAK ST	1/22/2023	\$92,000	WD	03-ARMS LENGTH	\$92,000	\$56,700	61.63	\$117,683	\$7,260	\$84,740	\$145,293	0.583	1,844	\$45.95	4005	25.8268	1 ST		\$7,260	No	//
070-833-012-00	208 S FOURTH ST	3/9/2024	\$66,000	MLC	03-ARMS LENGTH	\$66,000	\$6,300	46.36	\$70,535	\$14,520	\$51,480	\$73,703	0.698	1,064	\$48.38	4005	10.4074	1 ST		\$14,520	No	//
070-028-201-06	445 OLD COUNTY FARM ST	3/29/2024	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$104,600	46.49	\$237,189	\$23,798	\$203,280	\$283,409	0.717	2,088	\$97.32	4005	144.1944	1 ST		\$16,500	No	//
070-828-008-00	156 W SPRUCE ST	11/13/2023	\$11,500	WD	19-MULTI PARCEL ARMS LENGTH	\$11,500	\$54,300	46.21	\$113,242	\$37,149	\$80,351	\$109,329	0.735	1,472	\$54.59	4005	9.3536	1 ST		\$36,872	No	//
070-739-003-00	119 W ELM ST	1/11/2024	\$110,000	WD	03-ARMS LENGTH	\$110,000	\$52,600	47.82	\$104,893	\$13,676	\$96,324	\$120,022	0.803	1,256	\$76.69	4005	22.6925	1 ST		\$10,890	No	//
070-840-013-00	2090 N HARRISON AVE	11/11/2024	\$95,000	WD	03-ARMS LENGTH	\$95,000	\$44,700	47.06	\$90,041	\$16,500	\$78,500	\$96,704	0.811	1,568	\$50.06	4005	34.7002	1 ST		\$16,500	No	//
070-827-005-04	315 S SECOND ST	10/31/2024	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$53,900	44.92	\$112,839	\$8,012	\$111,988	\$137,930	0.812	1,740	\$64.36	4005	7.1447	1 ST		\$7,290	No	//
070-313-014-01	1021 HILLCREST AVE	10/29/2024	\$175,000	WD	19-MULTI PARCEL ARMS LENGTH	\$175,000	\$85,300	48.74	\$169,734	\$111,293	\$63,707	\$76,896	0.828	931	\$86.43	4005	133.0454	1 ST		\$109,923	No	//
070-020-401-03	375 WESTLAWN ST	7/19/2024	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$57,600	41.14	\$127,564	\$11,000	\$129,000	\$153,297	0.842	1,328	\$97.14	4005	9.6235	1 ST		\$11,000	No	//
070-738-001-10	402 S SECOND ST	5/9/2024	\$195,000	WD	19-MULTI PARCEL ARMS LENGTH	\$195,000	\$88,400	45.33	\$178,789	\$61,889	\$133,111	\$153,815	0.865	1,352	\$96.45	4005	26.9655	1 ST		\$61,889	No	//
070-301-017-00	302 LANSING ST	10/15/2024	\$35,000	WD	03-ARMS LENGTH	\$35,000	\$18,600	53.14	\$131,098	\$6,270	\$28,730	\$32,888	0.879	432	\$66.50	4005	9.9454	1 ST		\$5,500	No	//
070-400-034-01	570 LONE PINE RD	10/23/2023	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$56,700	35.44	\$129,722	\$14,795	\$145,205	\$164,577	0.883	1,488	\$97.68	4005	73.2287	1 ST		\$14,795	No	//
070-814-001-02	395 N SECOND ST	8/9/2024	\$122,000	WD	03-ARMS LENGTH	\$122,000	\$48,200	39.51	\$102,734	\$7,260	\$114,740	\$125,623	0.913	1,350	\$84.99	4005	11.6110	1 ST		\$7,260	No	//
070-313-023-01	513 THACH ST	5/17/2024	\$110,000	WD	03-ARMS LENGTH	\$110,000	\$43,800	39.81	\$91,870	\$11,000	\$99,000	\$106,407	0.930	1,200	\$82.50	4005	17.0390	1 ST		\$11,000	No	//
070-780-349-00	220 MARY JO RD	12/12/2023	\$62,000	WD	03-ARMS LENGTH	\$62,000	\$27,300	44.03	\$53,083	\$18,612	\$43,388	\$45,356	0.957	544	\$79.76	4005	13.2740	1 ST		\$8,800	No	//
070-826-004-01	254 E PINE ST	6/30/2023	\$85,000	WD	03-ARMS LENGTH	\$85,000	\$30,200	35.53	\$67,887	\$6,270	\$78,730	\$91,206	0.970	840	\$93.73	4005	5.9968	1 ST		\$6,270	No	//
070-803-004-04	2388 N HARRISON AVE	1/14/2024	\$172,000	WD	03-ARMS LENGTH	\$172,000	\$56,700	33.06	\$146,007	\$33,000	\$145,000	\$149,482	0.970	1,000	\$134.28	4005	430410.9984	1 ST		\$33,000	No	//
070-604-018-00	128 BOND ST	8/12/2024	\$130,000	WD	03-ARMS LENGTH	\$130,000	\$58,200	44.77	\$104,744	\$13,396	\$118,604	\$120,194	0.970	1,344	\$86.76	4005	80.1494	1 ST		\$11,000	No	//
070-250-020-00	2030 DUGGAN DR	1/5/2024	\$155,000	WD	03-ARMS LENGTH	\$155,000	\$56,300	36.32	\$123,535	\$14,983	\$140,017	\$142,831	0.980	1,200	\$116.68	4005	9.9626	1 ST		\$9,900	No	//
Totals:						\$2,664,000	\$1,200,900		\$2,955,133		\$2,127,517	\$2,717,945			\$75.81	0.173562447			195678.0606	Coefficient of Var=>	245866.8832	
						Sale. Ratio =>	45.08		E.C.F. =>	0.783		Std. Deviation=>										
						Std. Dev. =>	10.19		Ave. E.C.F. =>	0.795		Ave. Variance=>										
									USED													
									PRIOR YEAR													

LAKE PROPERTY ECF

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	Use Code	Land Value	Appr. by Eq.	Appr. Date
070-345-001-00	395 S LAKE ST	11/17/2023	\$420,000	WD	03-ARMS LENGTH	\$420,000	\$133,500	31.79	\$472,460	\$310,054	\$109,946	\$159,221	0.691	1,288	\$85.36	4001	69.0524	1 ST		\$304,370	No	//
070-345-018-00	100 N LAKE ST	8/21/2024	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$96,800	37.23	\$291,130	\$188,258	\$101,742	\$100,854	0.711	864	\$83.03	4001	71.1345	1 ST		\$187,575	No	//
070-350-012-01	721 LAKEVIEW DR	4/20/2023	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$95,400	31.80	\$308,828	\$199,375	\$71,625	\$107,306	0.938	896	\$112.30	4001	93.7739	1 ST		\$122,618	No	//
070-350-015-00	751 LAKEVIEW DR	7/31/2023	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$90,950	30.95	\$289,028	\$120,985	\$136,015	\$156,504	1.249	1,638	\$119.67	4001	124.9267	1 ST		\$127,988	No	//
070-304-005-01	914 HILLCREST	9/27/2024	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$105,100	37.54	\$243,263	\$110,040	\$149,951	\$139,892	1.301	704	\$241.41	4001	#VALUE!	1 ST		\$102,500	No	//
Totals:						\$1,585,000	\$531,400		\$1,604,699		\$648,279	\$654,877			\$128.36	0.288761222				#VALUE!	Coefficient of Var=>	#VALUE!
						Sale. Ratio =>	33.53		E.C.F. =>	0.990		Std. Deviation=>										
						Std. Dev. =>	3.24		Ave. E.C.F. =>	0.978		Ave. Variance=>										
									USED													
									PRIOR YEAR													

COMMERCIAL & INDUSTRIAL ECF

Parcel Number	Street Address	Sale Date	Adj.	Adj. 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	Land Value	Per Parcels in \$	Land Table	Property Class	
007-009-301-04	4012 N CLARE	12/11/20	0.0025	04/01/24	\$85,000	WD	03-ARMS LENGTH	\$85,000	\$71,300	76.43	\$231,357	\$40,882	\$92,426	\$226,512	0.228	3,979	\$13.19	2ECF	\$36,910			RURAL HWY	201
007-126-009-00	1306 N CLARE AVE	09/26/19	0.0025	04/01/24	\$98,000	WD	03-ARMS LENGTH	\$111,230	\$58,800	52.86	\$164,861	\$89,590	\$21,640	\$90,688	0.239	3,208	\$6.75	2ECF	\$88,830			URBAN CENTER	201
007-023-200-38	4930 E TOWNLINE LAKE	10/22/21	0.0025	04/01/24	\$180,000	LC	03-ARMS LENGTH	\$174,600	\$109,800	63.99	\$241,581	\$128,558	\$43,042	\$136,172	0.316	5,600	\$7.69	2ECF	\$61,779			RURAL	201
070-047-001-00	190 E OAK ST	02/28/23	0.0025	04/01/24	\$66,500	WD	03-ARMS LENGTH	\$66,661	\$55,800	81.27	\$125,580	\$25,389	\$43,272	\$120,712	0.356	2,200	\$19.67	2ECF	\$44,149			MEDIUM CITY	201
007-017-400-94	3387 N CLARE	10/31/21	0.0025	04/01/24	\$110,000	WD	03-ARMS LENGTH	\$117,975	\$87,900	57.55	\$189,862	\$44,192	\$73,788	\$175,368	0.420	2,700	\$27.33	2ECF	\$20,159			MEDIUM CITY	201
007-004-300-27	461 S CLARE	01/29/21	0.0025	04/01/24	\$55,000	WD	03-ARMS LENGTH	\$60,226	\$29,800	49.46	\$80,134	\$30,056	\$21,169	\$49,092	0.428	1,244	\$15.76	2ECF	\$37,991			RURAL	201
007-145-003-00	3929 N CLARE AVE	12/05/19	0.0025	04/01/24	\$170,000	WD	03-ARMS LENGTH	\$191,675	\$112,800	56.85	\$291,699	\$77,498	\$114,177	\$258,073	0.442	6,339	\$16.69	2ECF	\$63,082			MEDIUM CITY	201
007-185-008-01	3870 N CLARE AVE	10/02/24			\$85,000	WD	03-ARMS LENGTH	\$85,000	\$48,200	56.71	\$115,835	\$41,284	\$86,890	\$94,075	0.475	3,848	\$10.73	2ECF	\$45,807			MEDIUM CITY	201
070-042-001-10	181 N SECOND ST	09/16/19	0.0025	04/01/24	\$22,000	WD	03-ARMS LENGTH	\$24,970	\$18,700	74.89	\$36,589	\$8,400	\$16,490	\$33,966	0.487	555	\$29.71	2ECF	\$6,609			MEDIUM CITY	201
007-275-023-00	5720 N CLARE																						