

2023 DONNELL LAKE WATERFRONT SOUTH SHORE ECF

Map #	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 Value	Other Parcels in Sale	Land Table	Property Cliding D					
48	14-100-280-002-00	17488 DONNELL LAKE ST	12/03/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$88,200	33.28	\$166,411	\$88,039	\$176,961	\$63,254	2.798	704	\$251.37	DOLKS	68.7557	COTTAGE	\$88,039	DONNELL LK SOUTH SHO	401 67				
49	14-100-280-004-00	17472 DONNELL LAKE ST	12/06/21	\$925,000	WD	03-ARM'S LENGTH	\$860,400	\$320,600	37.26	\$758,076	\$91,172	\$769,228	\$538,260	1.429	3,406	\$225.84	DOLKS	68.0957	CONTEMPORARY	\$81,862	DONNELL LK SOUTH SHO	401 91				
49	14-100-280-004-00	17472 DONNELL LAKE ST	12/04/20	\$660,000	CD	03-ARM'S LENGTH	\$660,000	\$346,900	52.56	\$758,076	\$91,172	\$568,828	\$538,260	1.057	3,406	\$167.01	DOLKS	105.3268	CONTEMPORARY	\$81,862	DONNELL LK SOUTH SHO	401 91				
51	14-100-280-056-00	61274 W DONALD RDWY	05/07/21	\$385,000	WD	03-ARM'S LENGTH	\$335,000	\$100,200	29.91	\$190,576	\$97,832	\$237,168	\$74,854	3.168	1,296	\$183.00	DOLKS	105.8353	MANUFACTURED	\$96,802	DONNELL LK SOUTH SHO	401 45				
53	14-100-280-078-00	61351 DONALD RDWY	07/09/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$60,700	32.81	\$117,877	\$70,776	\$114,224	\$38,015	3.005	720	\$158.64	DOLKS	89.4624	COTTAGE	\$67,441	DONNELL LK SOUTH SHO	401 45				
54	14-100-280-079-00	61352 DONALD RDWY	06/24/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$218,500	29.13	\$548,968	\$141,747	\$608,253	\$328,669	1.851	2,081	\$292.29	DOLKS	25.9404	CONTEMPORARY	\$140,455	DONNELL LK SOUTH SHO	401 89				
55	14-100-300-030-00	16528 DONNELL LAKE ST	09/15/20	\$510,000	CD	03-ARM'S LENGTH	\$510,000	\$243,300	47.71	\$415,628	\$292,546	\$217,454	\$99,340	2.189	1,644	\$132.27	DOLKS	7.8934	2 STORY	\$291,631	DONNELL LK SOUTH SHO	401 34				
56	14-100-310-008-01	16921 DONNELL LAKE ST	10/02/20	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$253,700	66.94	\$311,128	\$182,614	\$196,386	\$103,724	1.893	2,258	\$86.97	DOLKS	21.6706	A-FRAME	\$181,327	DONNELL LK SOUTH SHO	401 29				
58	14-100-340-008-01	61437 ALEXANDER ST	08/26/20	\$696,000	WD	03-ARM'S LENGTH	\$596,000	\$270,300	45.35	\$502,667	\$183,155	\$412,845	\$257,879	1.601	2,826	\$146.09	DOLKS	50.9133	CONTEMPORARY	\$171,831	DONNELL LK SOUTH SHO	401 60				
Totals:				\$4,755,000			\$4,540,400	\$1,902,400		\$3,769,407	\$3,301,347	\$2,042,255			\$182.61		49.3538									
									Sale. Ratio =>	41.90										E.C.F. =>	1.617					
									Std. Dev. =>	12.60										Ave. E.C.F. =>	2.110					
																		Std. Deviatc	0.7370525							
																		Ave. Varianc	60.4326							
																		Coefficient of Va	28.64025164							

WATERFRONT SOLD WITH BACK LAND

59	14-100-280-037-00	61422 DONALD RDWY	10/22/20	\$415,000	WD	03-ARM'S LENGTH	\$372,255	\$113,600	30.52	\$194,937	\$115,253	\$257,002	\$64,313	3.996	1,144	\$224.65	DOLKS	399.6103	CONTEMPORARY	\$112,987	14-100-280-152-00	DONNELL LK SOUTH SHO	401 45
61	14-100-340-014-00	61421 ALEXANDER ST	09/29/20	\$265,000	WD	03-ARM'S LENGTH	\$211,250	\$99,900	47.29	\$165,128	\$104,795	\$106,455	\$48,695	2.186	620	\$171.70	DOLKS	218.6163	CONTEMPORARY	\$101,917	14-100-340-056-00	DONNELL LK SOUTH SHO	401 50