

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
14-100-002-003-01	17203 LAKE	10/09/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$47,200	28.61	\$138,109	\$31,857	\$133,143	\$76,276	1.746	982	\$135.58	RRES
14-100-004-014-01	19409 MUD LAKE ST	03/26/24	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$199,600	44.45	\$468,728	\$98,292	\$350,708	\$265,927	1.319	1,920	\$182.66	RRES
14-100-005-005-00	56550 GARDS PRAIRIE RD	08/11/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$42,600	50.12	\$82,475	\$6,939	\$78,061	\$54,225	1.440	2,256	\$34.60	RRES
Totals:			\$699,000			\$699,000	\$289,400		\$689,312		\$561,912	\$396,428			\$117.62	
								Sale. Ratio =>	41.40				E.C.F. =>	1.417	Std. Deviation=>	0.219966444
								Std. Dev. =>	11.15				Ave. E.C.F. =>	1.501	Ave. Variance=>	16.2827

do not use:

14-100-014-004-00	58371 WHITE TEMPLE RD	05/02/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$184,800	52.80	\$638,355	\$158,818	\$191,182	\$344,248	0.555	1,632	\$117.15	RRES
14-100-001-002-00	16075 DUTCH SETTLEMENT ST	10/19/23	\$16,500	MLC	03-ARM'S LENGTH	\$16,500	\$8,400	50.91	\$31,712	\$4,288	\$12,212	\$19,687	0.620	980	\$12.46	RRES
14-100-020-006-00	59633 DECATUR RD	10/18/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$49,700	31.06	\$121,404	\$87,139	\$72,861	\$24,598	2.962	1,536	\$47.44	RRES
14-100-005-015-10	20206 KELSEY LAKE ST	03/21/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$67,300	56.08	\$156,471	\$18,060	\$101,940	\$99,362	1.026	936	\$108.91	RRES
14-100-004-002-30	19601 DUTCH SETTLEMENT ST	12/02/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$205,100	56.19	\$443,075	\$79,875	\$285,125	\$260,732	1.094	1,338	\$213.10	RRES