

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
14-100-260-001-00	16511 LAKEVIEW DR	08/12/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$237,900	45.31	\$529,705	\$257,033	\$267,967	\$169,995	1.576	1,528	\$175.37	DOLKN
14-100-260-016-00	16651 LAKEVIEW DR	04/17/24	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$357,600	46.75	\$781,725	\$276,725	\$488,275	\$314,838	1.551	1,799	\$271.41	DOLKN
14-100-280-066-00	61295 DONALD RDWY	07/18/23	\$550,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$550,000	\$156,500	28.45	\$386,431	\$190,368	\$359,632	\$187,546	1.918	1,120	\$321.10	DOLKS
14-100-300-006-00	16658 FILLEY DR	01/05/24	\$363,900	WD	03-ARM'S LENGTH	\$363,900	\$147,900	40.64	\$375,532	\$205,033	\$158,867	\$90,857	1.749	646	\$245.92	DOLKS
Totals:			\$2,203,900			\$2,203,900	\$899,900		\$2,073,393		\$1,274,741	\$763,236			\$253.45	
								Sale. Ratio =>	40.83			E.C.F. =>	1.670	Std. Deviation=>		0.17050298
								Std. Dev. =>	8.31			Ave. E.C.F. =>	1.698	Ave. Variance=>		13.4726

not used:

14-100-280-016-00	17364 DONNELL LAKE ST	08/09/24	\$575,000	WD	03-ARM'S LENGTH	\$550,000	\$261,300	47.51	\$667,541	\$329,910	\$220,090	\$210,493	1.046	1,596	\$137.90	DOLKS
14-100-340-062-00	61436 ALEXANDER ST	06/21/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$221,100	142.65	\$191,455	\$48,990	\$106,010	\$88,819	1.194	625	\$169.62	DOLKS
14-100-280-010-00	17420 DONNELL LAKE ST	08/31/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$314,700	46.62	\$735,319	\$220,501	\$454,499	\$320,959	1.416	2,472	\$183.86	DOLKS
14-100-340-025-00	61303 ALEXANDER ST	08/30/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$151,100	43.80	\$356,154	\$239,019	\$105,981	\$73,027	1.451	768	\$138.00	DOLKS