



South Columbia/Savage

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	% LAND	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	Building Depr.
31 106 02 0011 002	61 E WABASH	11/20/19	\$106,000	PTA	03-ARM'S LENGTH	\$106,000	\$31,500	29.72	\$90,916	\$29,313	\$76,687	28%	\$52,428	1.463	675	\$113.61	10005	14.8249	1.00 STORY	\$28,750		SOUTH COLUMBIA/SAVAGE	401	61
31 106 02 0013 000	35 E WABASH	02/14/20	\$164,000	PTA	03-ARM'S LENGTH	\$164,000	\$65,300	39.82	\$179,200	\$51,446	\$112,554	31%	\$108,727	1.035	1,408	\$79.94	10005	27.9260	1.75 STORY	\$47,438		SOUTH COLUMBIA/SAVAGE	401	61
31 106 02 0023 301	74 E WABASH	07/26/19	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$51,600	35.59	\$142,810	\$30,427	\$114,573	21%	\$95,645	1.198	1,176	\$97.43	10005	11.6563	2.00 STORY	\$29,325		SOUTH COLUMBIA/SAVAGE	401	61
31 109 01 0013 000	98 W WABASH	12/04/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$76,800	40.42	\$184,387	\$37,605	\$152,395	20%	\$124,921	1.220	1,631	\$93.44	10005	9.4527	1.50 STORY	\$33,235		SOUTH COLUMBIA/SAVAGE	401	61
31 109 01 0038 000	45 HENRY	11/25/20	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$62,900	34.56	\$151,838	\$31,625	\$150,375	17%	\$102,309	1.470	1,260	\$119.35	10005	15.5353	1.50 STORY	\$31,625		SOUTH COLUMBIA/SAVAGE	401	61
31 109 01 0039 000	35 HENRY	01/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,400	34.20	\$165,037	\$39,100	\$160,900	20%	\$107,180	1.501	1,344	\$119.72	10005	18.6747	1.75 STORY	\$39,100		SOUTH COLUMBIA/SAVAGE	401	61
<b>6 Totals:</b>			<b>\$987,000</b>			<b>\$987,000</b>	<b>\$356,500</b>		<b>\$914,188</b>	<b>\$767,484</b>		<b>23%</b>	<b>\$591,210</b>			<b>\$103.91</b>		<b>1.6302</b>						
								<b>Sale. Ratio =&gt;</b>	<b>36.12</b>			<b>E.C.F. =&gt;</b>	<b>1.298</b>	<b>Std. Deviation=&gt;</b>		<b>0.190523</b>								
								<b>Std. Dev. =&gt;</b>	<b>3.96</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.314</b>	<b>Ave. Variance=&gt;</b>		<b>16.3450</b>	<b>Coefficient of Var=&gt;</b>		<b>12.43475012</b>					

City at Large Exc Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	LAND %	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	Building Depr.						
31 084 01 0240 302	375 BRAIN	10/02/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$63,600	35.93	\$139,956	\$50,463	29%	\$126,537	\$85,231	1.485	935	\$135.33	10010	40.1321	1.00 STORY	\$50,463		CITY AT LARGE EXC.LAKE	401	61						
31 084 02 0014 000	312 EDISON	06/08/20	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$126,300	52.63	\$284,173	\$31,262	13%	\$208,738	\$240,868	0.867	2,121	\$98.41	10010	21.6698	2.00 STORY	\$31,262		CITY AT LARGE EXC.LAKE	401	82						
31 084 03 0092 001	25 FIRST	12/21/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$51,300	57.00	\$113,641	\$27,429	30%	\$62,571	\$82,107	0.762	713	\$87.76	10010	32.1238	1.00 STORY	\$27,429		CITY AT LARGE EXC.LAKE	401	61						
31 084 03 0094 000	59 N LIBERTY	11/06/20	\$158,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$158,000	\$83,100	52.59	\$177,586	\$81,160	51%	\$76,840	\$90,118	0.853	1,094	\$70.24	10010	23.0645	1.00 STORY	\$81,160	31 084 03 0092 302	CITY AT LARGE EXC.LAKE	401	62						
31 084 03 0162 000	8 CHURCH	03/25/20	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$78,900	47.25	\$166,349	\$45,809	27%	\$121,191	\$114,800	1.056	1,386	\$87.44	10010	2.7637	1.75 STORY	\$45,809		CITY AT LARGE EXC.LAKE	401	61						
31 084 03 0167 000	170 SECOND	04/23/19	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$61,400	38.86	\$132,260	\$19,617	12%	\$138,383	\$107,279	1.290	1,400	\$98.85	10010	20.6628	2.00 STORY	\$19,617		CITY AT LARGE EXC.LAKE	401	61						
31 084 03 0170 002	242 CHURCH	07/19/19	\$200,500	PTA	03-ARM'S LENGTH	\$200,500	\$106,100	52.92	\$210,286	\$84,619	42%	\$115,881	\$153,252	0.756	1,582	\$73.25	10010	32.7163	2.00 STORY	\$84,619	31 084 03 0170 005, 31 084 03 0170 003	CITY AT LARGE EXC.LAKE	401	67						
31 084 03 0183 000	375 CHARLES	11/15/19	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$66,600	45.93	\$197,744	\$47,809	33%	\$97,191	\$142,795	0.681	2,221	\$43.76	10010	40.2675	1.75 STORY	\$43,294		CITY AT LARGE EXC.LAKE	401	61						
31 084 03 0189 000	328 CHURCH	10/16/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$67,700	34.19	\$149,589	\$33,151	17%	\$164,849	\$110,893	1.487	1,428	\$115.44	10010	40.3247	1.75 STORY	\$33,151		CITY AT LARGE EXC.LAKE	401	61						
31 084 03 0191 000	350 CHURCH	07/09/19	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$75,200	45.58	\$173,522	\$32,581	20%	\$132,419	\$134,230	0.987	1,913	\$69.22	10010	9.6796	1.75 STORY	\$32,581		CITY AT LARGE EXC.LAKE	401	61						
31 084 03 0203 000	245 CHURCH	10/23/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$165,200	46.54	\$334,770	\$50,519	14%	\$304,481	\$270,715	1.125	3,472	\$87.70	10010	4.1421	1.00 STORY	\$50,519		CITY AT LARGE EXC.LAKE	401	66						
31 084 03 0210 004	280 EDISON	08/13/20	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$78,800	43.78	\$173,465	\$46,344	26%	\$133,656	\$121,068	1.104	1,219	\$109.64	10010	2.0671	1.00 STORY	\$46,344		CITY AT LARGE EXC.LAKE	401	61						
31 084 04 0001 302	170 W COLUMBIA	01/29/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$82,000	34.17	\$189,345	\$48,417	20%	\$191,583	\$134,217	1.427	1,768	\$108.36	10010	34.4104	2.00 STORY	\$48,417		CITY AT LARGE EXC.LAKE	401	61						
31 087 03 0034 000	256 ROLAND	09/18/19	\$175,500	PTA	03-ARM'S LENGTH	\$175,500	\$64,200	36.58	\$143,488	\$36,895	21%	\$138,605	\$101,517	1.365	1,296	\$106.95	10010	28.2029	1.50 STORY	\$36,895		CITY AT LARGE EXC.LAKE	401	61						
31 087 04 0003 301	140 S EDMONT	08/26/19	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$73,800	41.00	\$211,449	\$65,000	36%	\$115,000	\$139,475	0.825	1,601	\$71.83	10010	25.8788	1.00 STORY	\$65,000		CITY AT LARGE EXC.LAKE	401	61						
31 087 04 0020 000	42 S EDMONT	03/27/20	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$89,500	41.65	\$228,934	\$62,201	29%	\$152,699	\$158,793	0.962	1,901	\$80.33	10010	12.1686	QUAD/TRI-LEVEL	\$62,201		CITY AT LARGE EXC.LAKE	401	61						
31 087 04 0031 000	27 S BIGGS	03/19/21	\$138,000	PTA	03-ARM'S LENGTH	\$138,000	\$69,200	50.14	\$151,751	\$56,952	41%	\$81,048	\$90,285	0.898	1,148	\$70.60	10010	18.5614	1.00 STORY	\$56,952		CITY AT LARGE EXC.LAKE	401	61						
31 087 04 0037 000	53 S BIGGS	06/25/19	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$50,500	42.80	\$142,397	\$34,465	29%	\$83,535	\$102,792	0.813	1,305	\$64.01	10010	27.0650	1.00 STORY	\$31,061		CITY AT LARGE EXC.LAKE	401	61						
31 087 04 0046 000	125 S BIGGS	09/19/19	\$129,000	PTA	03-ARM'S LENGTH	\$129,000	\$48,500	37.60	\$110,299	\$27,955	22%	\$101,045	\$78,423	1.288	944	\$107.04	10010	20.5156	1.00 STORY	\$27,955		CITY AT LARGE EXC.LAKE	401	61						
31 087 04 0063 000	104 S BIGGS	08/14/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$67,900	35.74	\$150,235	\$31,061	16%	\$158,939	\$113,499	1.400	1,544	\$102.94	10010	31.7048	1.00 STORY	\$31,061		CITY AT LARGE EXC.LAKE	401	61						
31 087 04 0067 000	58 S BIGGS	07/08/19	\$129,000	PTA	03-ARM'S LENGTH	\$129,000	\$48,300	37.44	\$116,663	\$31,061	24%	\$97,939	\$81,526	1.201	1,093	\$89.61	10010	11.8019	1.00 STORY	\$31,061		CITY AT LARGE EXC.LAKE	401	61						
31 087 04 0087 000	47 CLARENCE	05/27/19	\$152,000	PTA	03-ARM'S LENGTH	\$152,000	\$56,100	36.91	\$141,500	\$31,061	20%	\$120,939	\$105,180	1.150	1,326	\$91.21	10010	6.6522	1.50 STORY	\$31,061		CITY AT LARGE EXC.LAKE	401	61						
31 087 04 0103 000	180 CLARENCE	09/16/19	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$39,000	29.77	\$101,809	\$32,872	25%	\$98,128	\$65,654	1.495	771	\$127.27	10010	41.1309	1.00 STORY	\$30,753		CITY AT LARGE EXC.LAKE	401	61						
31 087 04 0115 000	118 CLARENCE	09/06/19	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$59,100	35.39	\$168,445	\$30,637	18%	\$136,363	\$131,246	1.039	1,588	\$85.87	10010	4.4317	1.00 STORY	\$30,637		CITY AT LARGE EXC.LAKE	401	61						
31 087 04 0142 000	77 BEDELL	12/04/20	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$56,500	33.83	\$126,630	\$30,695	18%	\$136,305	\$91,367	1.492	1,088	\$125.28	10010	40.8539	1.00 STORY	\$30,695		CITY AT LARGE EXC.LAKE	401	61						
31 087 04 0149 002	445 ROBBE	06/01/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,400	50.25	\$178,706	\$52,327	33%	\$107,673	\$120,361	0.895	1,196	\$90.03	10010	18.8723	1.00 STORY	\$52,327		CITY AT LARGE EXC.LAKE	401	61						
31 087 04 0172 005	171 CLARENCE	12/16/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$92,200	41.91	\$205,252	\$40,033	18%	\$179,967	\$157,351	1.144	1,786	\$100.77	10010	6.0419	2.00 STORY	\$37,833		CITY AT LARGE EXC.LAKE	401	61						
31 106 01 0014 007	357 E COLUMBIA	05/14/19	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$67,000	51.54	\$167,409	\$49,019	38%	\$80,981	\$112,752	0.718	1,290	\$62.78	10010	36.5087	1.00 STORY	\$49,019		CITY AT LARGE EXC.LAKE	401	61						
31 106 01 0014 016	458 ROBBE	11/04/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$181,700	52.67	\$369,373	\$55,373	16%	\$289,627	\$299,048	0.968	3,039	\$95.30	10010	11.4809	1.00 STORY	\$55,373		CITY AT LARGE EXC.LAKE	401	79						
31 106 02 0007 000	96 E COLUMBIA	09/04/20	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$120,600	48.24	\$273,133	\$65,658	26%	\$184,342	\$197,595	0.933	2,374	\$77.65	10010	15.0380	2.00 STORY	\$65,000		CITY AT LARGE EXC.LAKE	401	61						
31 107 99 0001 005	40 OWEN	12/10/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$49,500	43.04	\$109,934	\$33,705	29%	\$81,295	\$72,599	1.120	960	\$84.68	10010	3.6473	1.00 STORY	\$32,149		CITY AT LARGE EXC.LAKE	401	61						
<b>31 Totals:</b>			<b>\$5,584,900</b>			<b>\$5,584,900</b>	<b>\$2,420,200</b>		<b>\$5,540,093</b>		<b>26%</b>	<b>\$4,218,750</b>	<b>\$4,007,037</b>			<b>\$90.95</b>														
									<b>Sale. Ratio =&gt;</b>	<b>43.33</b>													<b>E.C.F. =&gt;</b>	<b>1.053</b>						
									<b>Std. Dev. =&gt;</b>	<b>7.21</b>													<b>Ave. E.C.F. =&gt;</b>	<b>1.083</b>	<b>Std. Deviation=&gt;</b>	<b>0.25477358</b>	<b>Ave. Variance=&gt;</b>	<b>21.4381</b>	<b>Coefficient of Var=&gt;</b>	<b>19.78949727</b>

N Huron River Dr

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	% LAND	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	Building Depr.
31 087 01 0171 000	31 N EDGEMONT	01/29/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,000	39.26	\$131,052	\$20,500	\$114,500	15%	\$100,502	1.139	890	\$128.65	10015	7.6031	1.50 STORY	\$20,500		N HURON RIVER DR	401	61
31 087 01 0191 000	169 N EDGEMONT	08/19/19	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$47,700	39.75	\$123,216	\$41,000	\$79,000	34%	\$74,742	1.057	754	\$104.77	10015	15.8342	1.00 STORY	\$41,000		N HURON RIVER DR	401	61
31 087 01 0195 000	197 N EDGEMONT	07/31/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$55,000	44.00	\$143,200	\$30,652	\$94,348	25%	\$102,316	0.922	1,320	\$71.48	10015	29.3194	1.00 STORY	\$30,000		N HURON RIVER DR	401	61
31 087 01 0202 000	146 WEXFORD	03/11/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$56,400	41.78	\$151,189	\$41,000	\$94,000	30%	\$100,172	0.938	1,314	\$71.54	10015	27.6927	2.00 STORY	\$41,000		N HURON RIVER DR	401	61
31 087 01 0231 000	41 WEXFORD	12/09/19	\$156,500	WD	03-ARM'S LENGTH	\$156,500	\$34,000	21.73	\$108,773	\$20,500	\$136,000	13%	\$80,248	1.695	1,199	\$113.43	10015	47.9428	1.00 STORY	\$20,500		N HURON RIVER DR	401	61
31 087 01 0238 300	83 WEXFORD	07/10/20	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$53,600	33.52	\$132,691	\$30,750	\$129,150	19%	\$92,674	1.394	1,008	\$128.13	10015	17.8286	1.25 STORY	\$30,750		N HURON RIVER DR	401	61
31 087 01 0284 000	107 N BIGGS	06/21/19	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$46,200	33.00	\$120,758	\$40,000	\$100,000	29%	\$73,416	1.362	950	\$105.26	10015	14.6780	1.00 STORY	\$40,000		N HURON RIVER DR	401	61
<b>7 Totals:</b>			<b>\$971,400</b>			<b>\$971,400</b>	<b>\$345,900</b>		<b>\$910,879</b>		<b>\$746,998</b>	<b>24%</b>	<b>\$624,070</b>			<b>\$103.32</b>		<b>1.8336</b>						
								<b>Sale. Ratio =&gt;</b>	<b>35.61</b>					<b>E.C.F. =&gt;</b>	<b>1.197</b>	<b>Std. Deviation=&gt;</b>		<b>0.2818646</b>						
								<b>Std. Dev. =&gt;</b>	<b>7.54</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.215</b>	<b>Ave. Variance=&gt;</b>		<b>22.9855</b>	<b>Coefficient of Var=&gt;</b>		<b>18.91325585</b>			

Lake Front

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	% land	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	Building Depr.			
31 084 03 0073 000	310 N LIBERTY	08/13/20	\$531,000	PTA	03-ARM'S LENGTH	\$531,000	\$233,500	43.97	\$513,509	\$136,002	\$394,998	26%	\$239,687	1.648	2,334	\$169.24	10020	19.0068	1.75 STORY	\$130,766		LAKE FRONT	401	63			
31 087 01 0335 000	157 POTTER	08/21/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$145,000	36.25	\$352,809	\$100,563	\$299,437	25%	\$160,156	1.870	1,428	\$209.69	10020	3.1614	2.00 STORY	\$98,992		LAKE FRONT	401	63			
31 087 01 0349 312	95 POTTER	09/29/20	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$114,600	38.20	\$257,442	\$98,416	\$201,584	33%	\$100,969	1.996	1,372	\$146.93	10020	15.8454	2.00 STORY	\$98,416		LAKE FRONT	401	61			
<b>3 Totals:</b>			<b>\$1,231,000</b>			<b>\$1,231,000</b>	<b>\$493,100</b>		<b>\$1,123,760</b>	<b>\$896,019</b>	<b>28%</b>	<b>\$500,812</b>			<b>\$175.28</b>		<b>4.8910</b>										
												Sale. Ratio =>		40.06		E.C.F. =>		1.789		Std. Deviation=>		0.1763985					
												Std. Dev. =>		4.02		Ave. E.C.F. =>		1.838		Ave. Variance=>		12.6712		Coefficient of Var=>		6.893852083	

Lake View

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	LAND %	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	Building Depr.
31 084 01 0242 000	351 HIGH	08/20/20	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$139,700	50.34	\$309,923	\$66,650	24%	\$210,850	\$190,802	1.105	1,619	\$130.23	10030	11.6604	1.00 STORY	\$65,000		LAKE VIEW	401	64
31 084 03 0080 000	327 N LIBERTY	10/31/19	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$79,800	38.93	\$219,720	\$47,507	23%	\$157,493	\$135,069	1.166	1,796	\$87.69	10030	5.5656	1.50 STORY	\$47,507		LAKE VIEW	401	61
31 087 01 0248 000	136 POTTER	06/30/20	\$143,500	PTA	03-ARM'S LENGTH	\$143,500	\$63,000	43.90	\$140,739	\$23,000	16%	\$120,500	\$92,344	1.305	1,040	\$115.87	10030	8.3225	1.00 STORY	\$23,000		LAKE VIEW	401	61
31 087 01 0305 303	40 POTTER	05/23/19	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$50,000	25.00	\$162,508	\$46,749	23%	\$153,251	\$90,791	1.688	915	\$167.49	10030	46.6272	1.00 STORY	\$46,749		LAKE VIEW	401	61
31 087 03 0005 301	286 E HURON RIVER	11/06/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$89,900	59.93	\$197,164	\$57,500	38%	\$92,500	\$109,540	0.844	1,476	\$62.67	10030	37.7237	1.75 STORY	\$57,500		LAKE VIEW	401	61
<b>5 Totals:</b>			<b>\$976,000</b>			<b>\$976,000</b>	<b>\$422,400</b>		<b>\$1,030,054</b>		<b>25%</b>	<b>\$734,594</b>	<b>\$618,547</b>			<b>\$112.79</b>		<b>3.4063</b>						
						Sale. Ratio =>	<b>43.28</b>						E.C.F. =>	<b>1.188</b>				Std. Deviation=>	<b>0.30957149</b>					
						Std. Dev. =>	<b>13.04</b>						Ave. E.C.F. =>	<b>1.222</b>				Ave. Variance=>	<b>21.9799 Coefficient of Var=&gt; 17.99159882</b>					

Harbour Pointe

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	LAND %	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	Building Depr.			
31 110 02 0008 000	301 HARBOUR POINTE	04/29/19	\$218,000	PTA	03-ARM'S LENGTH	\$218,000	\$107,100	49.13	\$244,176	\$57,809	27%	\$160,191	\$266,239	0.602	2,010	\$79.70	10040	9.8130	2.00 STORY	\$52,800		HARBOUR POINTE SUB	401	74			
31 110 02 0010 000	269 HARBOUR POINTE	03/05/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,500	38.83	\$243,767	\$52,800	18%	\$247,200	\$272,810	0.906	1,805	\$136.95	10040	20.6313	2.00 STORY	\$52,800		HARBOUR POINTE SUB	401	74			
31 110 02 0021 000	362 HARBOUR POINTE	11/09/20	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$106,600	37.80	\$262,062	\$52,800	19%	\$229,200	\$298,946	0.767	2,221	\$103.20	10040	6.6882	2.00 STORY	\$52,800		HARBOUR POINTE SUB	401	74			
31 110 03 0036 000	341 LIGHT TOWER	04/10/20	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$126,700	52.36	\$259,448	\$52,800	22%	\$189,200	\$295,211	0.641	1,621	\$116.72	10040	5.8916	1.00 STORY	\$52,800		HARBOUR POINTE SUB	401	74			
31 110 03 0039 000	389 LIGHT TOWER	04/05/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$119,400	49.75	\$255,183	\$52,800	22%	\$187,200	\$289,119	0.647	2,255	\$83.02	10040	5.2327	2.00 STORY	\$52,800		HARBOUR POINTE SUB	401	74			
31 110 03 0042 000	437 LIGHT TOWER	12/08/20	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$126,800	44.96	\$275,747	\$52,800	19%	\$229,200	\$318,496	0.720	2,378	\$96.38	10040	1.9820	2.00 STORY	\$52,800		HARBOUR POINTE SUB	401	74			
31 110 03 0062 000	409 BREAKWATER	07/08/19	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$128,400	48.91	\$271,088	\$52,800	20%	\$209,700	\$311,840	0.672	2,187	\$95.88	10040	2.7352	1.75 STORY	\$52,800		HARBOUR POINTE SUB	401	74			
31 110 03 0077 000	719 BELL COVE	06/27/19	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$144,800	53.63	\$296,145	\$52,800	20%	\$217,200	\$347,636	0.625	2,570	\$84.51	10040	7.5021	2.00 STORY	\$52,800		HARBOUR POINTE SUB	401	74			
31 110 03 0079 000	493 HARBOUR POINTE	09/15/20	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$133,600	46.07	\$269,391	\$52,800	18%	\$237,200	\$309,416	0.767	2,274	\$104.31	10040	6.6794	2.00 STORY	\$52,800		HARBOUR POINTE SUB	401	74			
31 110 03 0094 000	410 HARBOUR POINTE	08/31/20	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$136,400	51.47	\$280,477	\$55,938	21%	\$209,062	\$320,770	0.652	2,393	\$87.36	10040	4.8062	2.00 STORY	\$52,800		HARBOUR POINTE SUB	401	74			
<b>10 Totals:</b>			<b>\$2,651,500</b>			<b>\$2,651,500</b>	<b>\$1,246,300</b>		<b>\$2,657,484</b>		<b>20%</b>	<b>\$2,115,353</b>	<b>\$3,030,481</b>			<b>\$98.80</b>		<b>0.1787</b>									
								<b>Sale. Ratio =&gt;</b>	<b>47.00</b>									<b>E.C.F. =&gt;</b>	<b>0.698</b>	<b>Std. Deviation=&gt;</b>		<b>0.0921456</b>					
								<b>Std. Dev. =&gt;</b>	<b>5.41</b>									<b>Ave. E.C.F. =&gt;</b>	<b>0.700</b>	<b>Ave. Variance=&gt;</b>		<b>7.1962</b>	<b>Coefficient of Var=&gt;</b>		<b>10.28299661</b>		

**Belleville Lake Dev**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	LAND %	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	Building Depr.							
31 084 07 0004 000	554 N LIBERTY	01/13/21	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$100,100	47.11	\$267,672	\$75,000	35%	\$137,500	\$151,115	0.910	1,725	\$79.71	10050	23.8674	1.00 STORY	\$75,000		BELLEVILLE LAKE DEV 10050	401	87							
31 084 07 0005 000	548 N LIBERTY	12/18/19	\$442,000	PTA	03-ARM'S LENGTH	\$442,000	\$188,900	42.74	\$469,759	\$75,000	17%	\$367,000	\$309,615	1.185	2,415	\$151.97	10050	3.6768	1.00 STORY	\$75,000		BELLEVILLE LAKE DEV 10050	401	97							
31 084 07 0006 000	546 N LIBERTY	07/23/19	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$206,400	42.12	\$475,386	\$80,371	16%	\$409,629	\$309,816	1.322	2,386	\$171.68	10050	17.3595	2.00 STORY	\$75,000		BELLEVILLE LAKE DEV 10050	401	97							
31 084 07 0008 000	542 N LIBERTY	04/01/19	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$214,300	48.70	\$470,429	\$75,000	17%	\$365,000	\$310,140	1.177	2,382	\$153.23	10050	2.8311	2.00 STORY	\$75,000		BELLEVILLE LAKE DEV 10050	401	97							
<b>4 Totals:</b>			<b>\$1,584,500</b>			<b>\$1,584,500</b>	<b>\$709,700</b>		<b>\$1,683,246</b>		<b>21%</b>	<b>\$1,279,129</b>	<b>\$1,080,686</b>			<b>\$139.15</b>		<b>3.5051</b>													
								<b>Sale. Ratio =&gt;</b>	<b>44.79</b>									<b>E.C.F. =&gt;</b>	<b>1.184</b>									<b>Std. Deviation=&gt;</b>	<b>0.1724856</b>		
								<b>Std. Dev. =&gt;</b>	<b>3.24</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.149</b>									<b>Ave. Variance=&gt;</b>	<b>11.9337</b>	<b>Coefficient of Var=&gt;</b>	<b>10.39000206</b>



Victoria Commons

1 AND 2 STORY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	LAND %	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	Building Depr.
31 106 05 0005 000	279 VICTORIAN	12/21/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$112,500	45.92	\$250,820	\$52,180	21%	\$192,820	\$209,095	0.922	1,860	\$103.67	10060	8.5105	2.00 STORY	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0006 000	285 VICTORIAN	01/15/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$104,000	44.26	\$249,280	\$50,000	21%	\$185,000	\$209,768	0.882	1,860	\$99.46	10060	12.5345	2.00 STORY	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0139 000	555 THORNHILL	04/01/19	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$101,100	38.88	\$242,528	\$50,000	19%	\$210,000	\$202,661	1.036	1,860	\$112.90	10060	2.8943	2.00 STORY	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0152 000	581 THORNHILL	11/12/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$102,000	39.23	\$221,458	\$50,000	19%	\$210,000	\$180,482	1.164	1,359	\$154.53	10060	15.6280	1.00 STORY	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0155 000	569 THORNHILL	11/10/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$102,400	44.52	\$220,997	\$50,000	22%	\$180,000	\$179,997	1.000	1,369	\$131.48	10060	0.7253	1.00 STORY	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0165 000	494 WATERBURY	02/14/20	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$106,100	43.13	\$252,053	\$50,000	20%	\$196,000	\$212,687	0.922	1,860	\$105.38	10060	8.5730	2.00 STORY	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0174 000	458 WATERBURY	04/04/19	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$95,600	41.57	\$227,885	\$50,000	22%	\$180,000	\$187,247	0.961	1,369	\$131.48	10060	4.5975	1.00 STORY	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0176 000	450 WATERBURY	11/27/19	\$251,000	PTA	03-ARM'S LENGTH	\$251,000	\$105,200	41.91	\$253,429	\$53,252	21%	\$197,748	\$210,713	0.938	1,860	\$106.32	10060	6.8798	2.00 STORY	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0178 000	447 WATERBURY	06/01/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$101,300	41.35	\$225,019	\$50,000	20%	\$195,000	\$184,231	1.058	1,369	\$142.44	10060	5.1186	1.00 STORY	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0182 000	463 WATERBURY	03/24/21	\$282,500	PTA	03-ARM'S LENGTH	\$282,500	\$100,900	35.72	\$221,921	\$50,000	18%	\$232,500	\$180,969	1.285	1,480	\$157.09	10060	27.7477	2.00 STORY	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0197 000	465 WATERBURY	01/08/21	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$98,800	43.43	\$216,659	\$50,000	22%	\$177,500	\$175,431	1.012	1,480	\$119.93	10060	0.4526	2.00 STORY	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0214 000	237 VICTORIAN	12/12/19	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$96,100	44.29	\$224,905	\$50,000	23%	\$167,000	\$184,111	0.907	1,359	\$122.88	10060	10.0206	1.00 STORY	\$50,000		VICTORIA'S COMMON	401	79
<b>12 Totals:</b>			<b>\$2,929,000</b>			<b>\$2,929,000</b>	<b>\$1,226,000</b>		<b>\$2,806,954</b>		<b>21%</b>	<b>\$2,323,568</b>	<b>\$2,317,392</b>			<b>\$123.96</b>		<b>0.4605</b>						
								Sale. Ratio =>			<b>41.86</b>			E.C.F. =>			<b>1.003</b>	Std. Deviation=>		<b>0.11760475</b>				
								Std. Dev. =>			<b>2.90</b>			Ave. E.C.F. =>			<b>1.007</b>	Ave. Variance=>		<b>8.6402</b>		Coefficient of Var=>		<b>8.577834991</b>

BI LEVEL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	LAND %	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	Building Depr.
31 106 05 0002 000	261 VICTORIAN	01/28/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$95,000	39.58	\$226,303	\$52,021	22%	\$187,979	\$167,579	1.122	1,592	\$118.08	10060	6.5102	BI-LEVEL	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0009 000	303 VICTORIAN	08/13/20	\$216,500	PTA	03-ARM'S LENGTH	\$216,500	\$91,800	42.40	\$217,858	\$50,000	23%	\$166,500	\$161,402	1.032	1,503	\$110.78	10060	2.5046	BI-LEVEL	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0054 000	329 OXFORD	05/21/19	\$213,000	PTA	03-ARM'S LENGTH	\$213,000	\$93,500	43.90	\$215,915	\$50,000	23%	\$163,000	\$159,534	1.022	1,593	\$102.32	10060	3.4904	BI-LEVEL	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0102 000	204 ABERDEEN	07/01/19	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$91,000	42.33	\$217,112	\$50,000	23%	\$165,000	\$160,685	1.027	1,593	\$103.58	10060	2.9776	BI-LEVEL	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0109 000	477 VICTORIAN	12/23/19	\$209,500	WD	03-ARM'S LENGTH	\$209,500	\$85,400	40.76	\$207,176	\$50,000	24%	\$159,500	\$151,131	1.055	1,491	\$106.98	10060	0.1255	BI-LEVEL	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0115 000	513 VICTORIAN	02/07/20	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$89,900	41.43	\$216,245	\$55,478	26%	\$161,522	\$154,584	1.045	1,593	\$101.39	10060	1.1748	BI-LEVEL	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0120 000	543 VICTORIAN	11/12/19	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$91,400	41.55	\$218,290	\$50,000	23%	\$170,000	\$161,817	1.051	1,726	\$98.49	10060	0.6065	BI-LEVEL	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0129 000	578 THORNHILL	04/03/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$99,900	46.04	\$216,419	\$50,000	23%	\$167,000	\$160,018	1.044	1,593	\$104.83	10060	1.3001	BI-LEVEL	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0161 000	580 THORNHILL	09/24/20	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$100,500	45.68	\$216,455	\$54,597	25%	\$165,403	\$155,633	1.063	1,491	\$110.93	10060	0.6146	BI-LEVEL	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0199 000	460 WATERBURY	03/23/20	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$78,500	43.01	\$183,794	\$50,980	28%	\$131,520	\$127,706	1.030	1,310	\$100.40	10060	2.6765	BI-LEVEL	\$50,000		VICTORIA'S COMMON	401	79
31 106 05 0207 000	492 WATERBURY	07/03/19	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$75,900	38.92	\$182,987	\$50,000	26%	\$145,000	\$127,872	1.134	1,310	\$110.69	10060	7.7313	BI-LEVEL	\$50,000		VICTORIA'S COMMON	401	79
<b>11 Totals:</b>			<b>\$2,345,500</b>			<b>\$2,345,500</b>	<b>\$992,800</b>		<b>\$2,318,554</b>		<b>24%</b>	<b>\$1,782,424</b>	<b>\$1,687,960</b>			<b>\$106.22</b>		<b>0.0669</b>						
								Sale. Ratio =>			<b>42.33</b>			E.C.F. =>			<b>1.056</b>	Std. Deviation=>		<b>0.03747988</b>				
								Std. Dev. =>			<b>2.26</b>			Ave. E.C.F. =>			<b>1.057</b>	Ave. Variance=>		<b>2.7011</b>		Coefficient of Var=>		<b>2.556339086</b>

Bellevilla Condo's

STYLE - A

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	LAND %	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	Building Depr.			
31 107 01 0110 000	110 ASTOR	05/01/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$31,100	44.43	\$70,500	\$14,000	\$56,000	20%	\$95,763	0.585	1,092	\$51.28	10070	1.6316	STYLE - A	\$14,000		BELLEVILLA CONDO'S 10070	401	68			
31 107 01 0201 000	201 ASTOR	10/07/20	\$77,000	PTA	03-ARM'S LENGTH	\$77,000	\$31,100	40.39	\$70,500	\$14,000	\$63,000	18%	\$95,763	0.658	1,092	\$57.69	10070	8.9414	STYLE - A	\$14,000		BELLEVILLA CONDO'S 10070	401	68			
31 107 01 0302 000	302 ESTRADA	07/29/19	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$25,600	39.38	\$70,500	\$14,000	\$51,000	22%	\$95,763	0.533	1,092	\$46.70	10070	3.5896	STYLE - A	\$14,000		BELLEVILLA CONDO'S 10070	401	68			
31 107 01 0303 000	303 ESTRADA	07/13/20	\$75,500	PTA	03-ARM'S LENGTH	\$75,500	\$31,100	41.19	\$70,500	\$14,000	\$61,500	19%	\$95,763	0.642	1,092	\$56.32	10070	7.3750	STYLE - A	\$14,000		BELLEVILLA CONDO'S 10070	401	68			
31 107 01 0401 000	401 ESTRADA	10/30/19	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$25,600	37.93	\$70,500	\$14,000	\$53,500	21%	\$95,763	0.559	1,092	\$48.99	10070	0.9790	STYLE - A	\$14,000		BELLEVILLA CONDO'S 10070	401	68			
31 107 01 0504 000	504 ESTRADA	01/22/20	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$25,600	42.67	\$70,500	\$14,000	\$46,000	23%	\$95,763	0.480	1,092	\$42.12	10070	8.8108	STYLE - A	\$14,000		BELLEVILLA CONDO'S 10070	401	68			
31 107 01 0602 000	602 ESTRADA	03/30/20	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$25,600	40.96	\$70,500	\$14,000	\$48,500	22%	\$95,763	0.506	1,092	\$44.41	10070	6.2002	STYLE - A	\$14,000		BELLEVILLA CONDO'S 10070	401	68			
31 107 01 0801 000	801 ESTRADA	02/26/21	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$31,100	44.43	\$70,500	\$14,000	\$56,000	20%	\$95,763	0.585	1,092	\$51.28	10070	1.6316	STYLE - A	\$14,000		BELLEVILLA CONDO'S 10070	401	68			
<b>8 Totals:</b>						<b>\$547,500</b>	<b>\$226,800</b>		<b>\$564,000</b>		<b>\$435,500</b>	<b>21%</b>	<b>\$766,102</b>			<b>\$49.85</b>		<b>0.0000</b>									
						<b>\$68,438</b>	<b>Sale. Ratio =&gt;</b>	<b>41.42</b>							<b>E.C.F. =&gt;</b>	<b>0.568</b>	<b>Std. Deviation=&gt;</b>		<b>0.06205764</b>								
						<b>Std. Dev. =&gt;</b>	<b>2.31</b>							<b>Ave. E.C.F. =&gt;</b>	<b>0.568</b>	<b>Ave. Variance=&gt;</b>		<b>4.8949</b>	<b>Coefficient of Var=&gt;</b>		<b>8.610792193</b>						

STYLE - B

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	LAND %	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	Building Depr.			
31 107 01 0109 000	109 ASTOR	12/20/19	\$53,000	PTA	03-ARM'S LENGTH	\$53,000	\$17,300	32.64	\$57,875	\$14,000	\$39,000	26%	\$78,348	0.498	882	\$44.22	10070	11.9722	STYLE - B	\$14,000		BELLEVILLA CONDO'S 10070	401	68			
31 107 01 0203 000	203 ASTOR	02/24/21	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$25,200	36.05	\$57,875	\$14,000	\$55,900	20%	\$78,348	0.713	882	\$63.38	10070	9.5982	STYLE - B	\$14,000		BELLEVILLA CONDO'S 10070	401	68			
31 107 01 0503 000	503 ESTRADA	04/30/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$25,200	45.82	\$57,875	\$14,000	\$41,000	25%	\$78,348	0.523	882	\$46.49	10070	9.4195	STYLE - B	\$14,000		BELLEVILLA CONDO'S 10070	401	68			
31 107 01 0703 000	703 ESTRADA	04/02/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$25,200	38.77	\$57,875	\$14,000	\$51,000	22%	\$78,348	0.651	882	\$57.82	10070	3.3440	STYLE - B	\$14,000		BELLEVILLA CONDO'S 10070	401	68			
31 107 01 0705 000	705 ESTRADA	09/30/20	\$69,000	PTA	03-ARM'S LENGTH	\$69,000	\$25,200	36.52	\$57,875	\$14,000	\$55,000	20%	\$78,348	0.702	882	\$62.36	10070	8.4495	STYLE - B	\$14,000		BELLEVILLA CONDO'S 10070	401	68			
<b>5 Totals:</b>						<b>\$311,900</b>	<b>\$118,100</b>		<b>\$289,375</b>		<b>\$241,900</b>	<b>23%</b>	<b>\$391,741</b>			<b>\$54.85</b>		<b>0.0000</b>									
						<b>\$62,380</b>	<b>Sale. Ratio =&gt;</b>	<b>37.86</b>							<b>E.C.F. =&gt;</b>	<b>0.617</b>	<b>Std. Deviation=&gt;</b>		<b>0.10084161</b>								
						<b>Std. Dev. =&gt;</b>	<b>4.91</b>							<b>Ave. E.C.F. =&gt;</b>	<b>0.617</b>	<b>Ave. Variance=&gt;</b>		<b>8.5567</b>	<b>Coefficient of Var=&gt;</b>		<b>13.85696569</b>						

**Belleville Lake Terrace**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	LAND %	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	Building Depr.
31 084 05 0002 000	250 N LIBERTY	08/28/20	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$37,300	50.75	\$87,479	\$19,000	26%	\$54,500	\$57,066	0.955	825	\$66.06	10080	17.4070	1.00 STORY	\$19,000	BELLEVILLE LAKE TERRACE 10080	10080	401	66
31 084 05 0004 000	250 N LIBERTY	07/01/19	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$22,500	26.47	\$75,240	\$19,000	22%	\$66,000	\$46,867	1.408	640	\$103.13	10080	27.9143	1.00 STORY	\$19,000	BELLEVILLE LAKE TERRACE 10080	10080	401	66
31 084 05 0005 000	250 N LIBERTY	02/10/20	\$66,100	PTA	03-ARM'S LENGTH	\$66,100	\$22,500	34.04	\$75,240	\$19,000	29%	\$47,100	\$46,867	1.005	640	\$73.59	10080	12.4129	1.00 STORY	\$19,000	BELLEVILLE LAKE TERRACE 10080	10080	401	66
31 084 05 0016 000	250 N LIBERTY	06/18/19	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$24,800	33.07	\$79,271	\$19,000	25%	\$56,000	\$50,226	1.115	700	\$80.00	10080	1.4144	1.00 STORY	\$19,000	BELLEVILLE LAKE TERRACE 10080	10080	401	66
31 084 05 0025 000	250 N LIBERTY	02/18/20	\$89,000	PTA	03-ARM'S LENGTH	\$89,000	\$27,500	30.90	\$91,270	\$19,000	21%	\$70,000	\$60,225	1.162	884	\$79.19	10080	3.3200	1.00 STORY	\$19,000	BELLEVILLE LAKE TERRACE 10080	10080	401	66
<b>5 Totals:</b>			<b>\$388,600</b>			<b>\$388,600</b>	<b>\$134,600</b>		<b>\$408,500</b>		<b>25%</b>	<b>\$293,600</b>	<b>\$261,250</b>			<b>\$80.39</b>		<b>0.5280</b>						
								<b>Sale. Ratio =&gt;</b>	<b>34.64</b>			<b>E.C.F. =&gt;</b>	<b>1.124</b>	<b>Std. Deviation=&gt;</b>		<b>0.1767282</b>								
								<b>Std. Dev. =&gt;</b>	<b>9.25</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.129</b>	<b>Ave. Variance=&gt;</b>		<b>12.4937</b>	<b>Coefficient of Var=&gt;</b>		<b>11.06512593</b>					

Main Street Condo's

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	LAND %	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	Building Depr.
31 084 06 0001 000	235 MAIN	03/05/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$43,400	41.33	\$95,034	\$19,000	18%	\$86,000	\$116,975	0.735	1,148	\$74.91	10090	4.5667	1.00 STORY	\$19,000		MAIN STREET CONDO'S 10090	401	89
31 084 06 0005 000	233 MAIN	08/31/20	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$43,400	45.68	\$95,034	\$19,000	20%	\$76,000	\$116,975	0.650	1,148	\$66.20	10090	3.9821	1.00 STORY	\$19,000		MAIN STREET CONDO'S 10090	401	89
31 084 06 0008 000	231 MAIN	04/23/19	\$104,000	PTA	03-ARM'S LENGTH	\$104,000	\$38,000	36.54	\$99,812	\$19,000	18%	\$85,000	\$124,326	0.684	1,237	\$68.71	10090	0.5845	1.00 STORY	\$19,000		MAIN STREET CONDO'S 10090	401	89
<b>3 Totals:</b>						<b>\$304,000</b>	<b>\$124,800</b>		<b>\$289,880</b>		<b>19%</b>	<b>\$247,000</b>	<b>\$358,277</b>			<b>\$69.94</b>		<b>0.0120</b>						
						<b>Sale. Ratio =&gt;</b>	<b>41.05</b>		<b>E.C.F. =&gt;</b>	<b>0.689</b>		<b>Std. Deviation=&gt;</b>	<b>0.0430427</b>											
						<b>Std. Dev. =&gt;</b>	<b>4.57</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.690</b>		<b>Ave. Variance=&gt;</b>	<b>3.0444</b>	<b>Coefficient of Var=&gt;</b>	<b>4.415238131</b>									

Lakeview Condo's

Lakeview Condo's

NONE