

Backlots Water Inf ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
010-700-014-53	4127 WINDSOR	07/27/20	\$170,000	WD	\$170,000	\$81,700	48.06	\$163,405	\$78,200	\$91,800	\$70,301	1.306
010-700-014-53	4127 WINDSOR	07/14/20	\$157,000	WD	\$157,000	\$81,700	52.04	\$163,405	\$78,200	\$78,800	\$70,301	1.121
010-700-039-00	4218 WEST ST	03/15/21	\$570,000	WD	\$570,000	\$238,900	41.91	\$477,831	\$201,114	\$368,886	\$228,314	1.616
Totals:			\$897,000		\$897,000	\$402,300		\$804,641		\$539,486	\$368,917	
											E.C.F. =>	1.462

Commercial Ind ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
010-009-092-10	4060 M-75 N	10/30/19	\$975,000	WD	\$975,000	\$478,800	49.11	\$957,579	\$113,090	\$861,910	\$1,031,122	0.836
Totals:			\$975,000		\$975,000	\$478,800		\$957,579		\$861,910	\$1,031,122	E.C.F. => 0.836

LakeFront ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
010-018-020-00	615 SOUTH SHORE DR	04/18/18	\$1,350,000	WD	03-ARM'S LENGTH	\$1,250,000	\$800,700	64.06	\$1,601,395	\$850,925	\$399,075	\$362,721	1.100
010-018-054-00	255 SHADOW TRAILS RD E	04/25/19	\$3,400,000	WD	03-ARM'S LENGTH	\$2,850,000	\$1,589,500	55.77	\$3,178,934	\$1,533,666	\$1,316,334	\$795,200	1.655
010-200-004-00	3803 M-75 N	09/21/18	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$808,700	62.21	\$1,617,446	\$1,264,592	\$35,408	\$170,543	0.208
010-350-002-00	3749 M-75 N	09/27/19	\$1,690,000	WD	03-ARM'S LENGTH	\$1,640,000	\$667,400	40.70	\$1,334,882	\$688,748	\$951,252	\$312,293	3.046
010-730-030-00	1730 NORTH SHORE DR	01/09/20	\$1,125,000	WD	03-ARM'S LENGTH	\$1,125,000	\$484,800	43.09	\$969,565	\$648,725	\$476,275	\$155,070	3.071
010-730-042-00	1636 NORTH SHORE DR	05/29/20	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$668,900	43.15	\$1,337,893	\$846,758	\$703,242	\$237,378	2.963
010-750-037-10	750 WHITFIELD VW	05/01/19	\$1,655,000	WD	03-ARM'S LENGTH	\$1,555,000	\$767,600	49.36	\$1,535,297	\$597,843	\$957,157	\$453,095	2.112
Totals:			\$12,070,000			\$11,270,000	\$5,787,600		\$11,575,412		\$4,838,743	\$2,486,300	1.946
												E.C.F. =>	1.946

Rural Res Ag ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
010-004-027-30	5643 MAPLE HILL RD	03/31/21	\$655,000	WD	\$655,000	\$242,400	37.01	\$484,722	\$57,677	\$597,323	\$432,670	1.381
010-008-006-10	1700 COUNTRY CLUB RD	08/28/19	\$240,000	WD	\$240,000	\$107,800	44.92	\$215,673	\$31,000	\$209,000	\$187,105	1.117
010-012-003-10	4700 PADGETT RD	06/27/19	\$180,000	WD	\$180,000	\$84,800	47.11	\$169,683	\$31,019	\$148,981	\$140,490	1.060
010-012-011-20	4380 PADGETT RD	03/12/21	\$340,000	WD	\$340,000	\$224,700	66.09	\$449,308	\$277,469	\$62,531	\$174,102	0.359
010-016-012-10	3396 JENSEN RD	03/09/21	\$256,000	WD	\$256,000	\$88,300	34.49	\$176,508	\$50,240	\$205,760	\$127,931	1.608
010-017-017-30	3798 M-75 N	08/24/20	\$270,000	WD	\$270,000	\$128,800	47.70	\$257,538	\$17,836	\$252,164	\$242,859	1.038
010-017-017-35	3780 M-75 N	08/24/20	\$390,000	WD	\$390,000	\$184,400	47.28	\$368,859	\$62,286	\$327,714	\$310,611	1.055
010-019-010-00	43 SOUTH SHORE DR	12/17/20	\$125,000	WD	\$125,000	\$83,200	66.56	\$166,457	\$19,011	\$105,989	\$149,388	0.709
010-019-023-00	2749 M-75 N	03/13/20	\$175,000	WD	\$175,000	\$79,400	45.37	\$158,826	\$12,000	\$163,000	\$148,760	1.096
010-024-002-20	5977 SPRINGVALE RD	10/21/20	\$120,000	LC	\$120,000	\$65,300	54.42	\$130,674	\$16,186	\$103,814	\$115,996	0.895
010-031-008-45	838 OLD M-75 LOOP	01/20/21	\$375,000	WD	\$375,000	\$143,000	38.13	\$285,947	\$36,868	\$338,132	\$252,360	1.340
010-031-008-60	814 OLD M-75 LOOP	12/03/20	\$275,000	WD	\$275,000	\$90,700	32.98	\$181,408	\$19,557	\$255,443	\$163,983	1.558
010-031-020-70	348 ADDIS RD N	02/23/21	\$130,000	WD	\$130,000	\$31,600	24.31	\$63,201	\$40,502	\$89,498	\$22,998	3.892
010-031-021-50	436 ADDIS RD N	08/07/20	\$182,000	WD	\$182,000	\$74,900	41.15	\$149,843	\$17,640	\$164,360	\$133,944	1.227
Totals:			\$3,713,000		\$3,713,000	\$1,629,300		\$3,258,647		\$3,023,709	\$2,603,198	E.C.F. => 1.162

Residential Small Tracts ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
010-009-022-20	4766 US 131 N	03/26/21	\$185,000	WD	\$185,000	\$91,000	49.19	\$182,047	\$95,125	\$89,875	\$87,108	1.032
010-009-042-00	4429 M-75 N	09/04/20	\$200,000	WD	\$200,000	\$102,200	51.10	\$204,322	\$35,112	\$164,888	\$170,403	0.968
010-009-044-00	4405 M-75 N	06/19/19	\$186,240	WD	\$184,040	\$85,200	46.29	\$170,468	\$36,580	\$147,460	\$134,832	1.094
010-150-016-00	2035 SPRINGBROOK RD N	09/29/20	\$146,000	WD	\$146,000	\$60,000	41.10	\$120,062	\$21,900	\$124,100	\$98,854	1.255
010-150-020-00	2115 SPRINGBROOK RD N	06/15/20	\$99,900	WD	\$99,900	\$41,000	41.04	\$82,015	\$20,805	\$79,095	\$61,641	1.283
010-150-023-55	2155 SPRINGBROOK RD N	09/26/19	\$214,000	WD	\$214,000	\$98,000	45.79	\$195,929	\$21,900	\$192,100	\$175,256	1.096
010-250-023-00	5106 RIVER RD N	04/23/19	\$51,700	WD	\$51,700	\$25,600	49.52	\$51,158	\$27,375	\$24,325	\$23,951	1.016
010-250-028-00	2630 MAIN ST	05/03/19	\$114,900	WD	\$114,900	\$65,200	56.74	\$130,397	\$23,365	\$91,535	\$107,787	0.849
010-550-011-10	5497 FRALEY RD	06/22/20	\$155,000	WD	\$155,000	\$85,000	54.84	\$169,930	\$65,700	\$89,300	\$104,965	0.851
010-600-015-00	5574 BROOK DR	03/12/21	\$84,000	WD	\$84,000	\$44,000	52.38	\$88,095	\$6,017	\$77,983	\$82,657	0.943
010-600-028-00	5685 BROOK DR	11/17/20	\$80,000	LC	\$80,000	\$44,600	55.75	\$89,155	\$6,755	\$73,245	\$82,981	0.883
010-600-029-25	5675 BROOK DR	05/28/19	\$172,000	WD	\$172,000	\$91,200	53.02	\$182,424	\$12,719	\$159,281	\$170,901	0.932
010-600-051-00	5769 SPRINGVALE RD	09/18/19	\$95,080	WD	\$95,080	\$32,300	33.97	\$64,561	\$4,071	\$91,009	\$60,916	1.494
010-600-053-00	3256 HILL VIEW	05/06/19	\$135,000	WD	\$135,000	\$68,100	50.44	\$136,120	\$4,425	\$130,575	\$132,623	0.985
010-600-057-00	3308 HILL VIEW	05/06/20	\$199,000	WD	\$199,000	\$78,500	39.45	\$157,044	\$4,661	\$194,339	\$153,457	1.266
010-600-061-00	3356 HILL VIEW	04/18/19	\$130,000	WD	\$130,000	\$69,000	53.08	\$138,005	\$5,900	\$124,100	\$133,036	0.933
010-600-062-00	3360 HILL VIEW	05/08/20	\$135,000	WD	\$135,000	\$70,300	52.07	\$140,636	\$8,260	\$126,740	\$133,309	0.951
010-600-072-20	3435 HILL VIEW	06/14/19	\$229,000	WD	\$229,000	\$88,800	38.78	\$177,684	\$17,807	\$211,193	\$161,004	1.312
010-600-077-00	3353 HILL VIEW	11/27/19	\$132,500	WD	\$132,500	\$56,300	42.49	\$112,573	\$8,353	\$124,147	\$104,955	1.183
010-600-077-00	3353 HILL VIEW	06/16/20	\$137,000	WD	\$137,000	\$56,300	41.09	\$112,573	\$8,353	\$128,647	\$104,955	1.226
010-600-079-00	3333 HILL VIEW	06/17/20	\$115,000	WD	\$115,000	\$47,700	41.48	\$95,481	\$5,074	\$109,926	\$91,044	1.207
010-600-089-10	5623 SPRINGVALE RD	05/10/19	\$140,000	WD	\$140,000	\$58,300	41.64	\$116,543	\$5,782	\$134,218	\$111,542	1.203
010-601-093-00	5967 SPRINGVALE RD	11/20/19	\$155,000	WD	\$155,000	\$61,900	39.94	\$123,829	\$6,077	\$148,923	\$118,582	1.256
010-601-113-00	3111 ASPEN VIEW TRL	08/14/20	\$196,000	WD	\$196,000	\$77,100	39.34	\$154,221	\$5,192	\$190,808	\$150,080	1.271
010-601-114-10	3122 TOWNHOUSE TRL	06/12/20	\$172,900	WD	\$172,900	\$75,700	43.78	\$151,328	\$8,668	\$164,232	\$143,666	1.143
010-601-122-00	3184 ASPEN VIEW TRL	06/12/19	\$165,900	WD	\$165,900	\$85,600	51.60	\$171,253	\$9,227	\$156,673	\$163,168	0.960
010-725-001-00	4600 WATERS EDGE DR (PVT)	05/09/19	\$625,000	WD	\$625,000	\$324,500	51.92	\$648,997	\$69,051	\$555,949	\$584,034	0.952
010-730-106-00	4489 FOURTH ST	10/01/20	\$370,000	WD	\$370,000	\$103,600	28.00	\$207,124	\$16,425	\$353,575	\$192,043	1.841
010-800-001-00	530 HIGH PINES TRL (PVT)	11/06/19	\$475,000	MLC	\$475,000	\$248,700	52.36	\$497,403	\$34,735	\$440,265	\$465,930	0.945
010-800-030-00	565 HIGH PINES TRL (PVT)	01/01/21	\$512,000	WD	\$512,000	\$278,600	54.41	\$557,194	\$57,945	\$454,055	\$502,768	0.903
010-800-032-00	1332 OLD STATE RD	10/24/19	\$195,000	WD	\$195,000	\$94,700	48.56	\$189,482	\$35,290	\$159,710	\$155,279	1.029
Totals:			\$6,003,120		\$6,000,920	\$2,809,000		\$5,618,053		\$5,312,271	\$4,963,726	1.070

E.C.F. => 1.070

Village Walloon Residential ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
010-009-080-00	4224 M-75 N	01/29/21	\$250,000	WD	\$250,000	\$109,300	43.72	\$218,625	\$33,418	\$216,582	\$162,320	1.334
010-700-031-25	2206 NORTH SHORE DR	07/08/19	\$197,000	WD	\$197,000	\$75,600	38.38	\$151,237	\$32,736	\$164,264	\$103,857	1.582
010-720-015-00	2039 NORTH SHORE DR	02/14/20	\$270,000	WD	\$270,000	\$142,000	52.59	\$283,938	\$22,506	\$247,494	\$229,125	1.080
010-720-023-10	2083 NORTH SHORE DR	10/16/19	\$175,800	WD	\$175,800	\$85,100	48.41	\$170,287	\$34,146	\$141,654	\$119,317	1.187
010-721-050-00	2145 WALLOON ST	06/29/20	\$190,000	WD	\$190,000	\$106,600	56.11	\$213,135	\$45,012	\$144,988	\$147,347	0.984
Totals:			\$1,082,800		\$1,082,800	\$518,600		\$1,037,222		\$914,982	\$761,967	
											E.C.F. =>	1.201