

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Aid/Adj.		Cur. Appraisal	Land + Yard	Blde. 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			
						Adj. Sale \$	Aid. when Sold														Sale	Class	Depr.	
18-01-252-017	5146 S WEST BLISS LN	09/23/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$73,200	64.22	\$152,845	\$71,199	\$63,801	\$73,555	0.857	728	\$87.64		WATER	51.0942	Ranch	\$71,199		LAKE FRONT PROPRTIE	401	64
18-01-293-016	5051 S EAST BLISS LN	11/09/22	\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$108,700	64.97	\$220,752	\$126,774	\$28,236	\$84,665	0.333	1,357	\$28.80		WATER	104.4949	Ranch	\$126,774		LAKE FRONT PROPRTIE	401	58
18-01-360-008	5560 S GORDON AVE	06/17/22	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$92,900	37.76	\$278,588	\$81,001	\$164,999	\$178,006	0.927	1,772	\$93.11		WATER	45.1406	Ranch	\$81,001		LAKE FRONT PROPRTIE	401	75
18-01-456-010	288 W PICKEREL LAKE DR	08/01/22	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$103,000	41.20	\$224,147	\$136,853	\$113,147	\$78,643	1.439	796	\$142.14		WATER	6.0404	Ranch	\$133,458		LAKE FRONT PROPRTIE	401	68
18-01-456-010	288 W PICKEREL LAKE DR	04/28/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$112,100	35.03	\$232,056	\$137,149	\$182,851	\$85,502	2.139	796	\$229.71		WATER	76.0229	Ranch	\$133,458		LAKE FRONT PROPRTIE	401	68
18-01-458-008	284 W PICKEREL LAKE DR	09/10/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$152,000	31.34	\$339,109	\$167,820	\$317,180	\$154,314	2.055	1,474	\$215.18		WATER	67.7080	Ranch	\$167,820		LAKE FRONT PROPRTIE	401	74
18-01-458-011	268 W PICKEREL LAKE DR	09/08/23	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$103,200	29.57	\$217,516	\$74,833	\$274,167	\$123,904	2.127	1,105	\$248.11		WATER	74.8551	Ranch	\$74,833		LAKE FRONT PROPRTIE	401	81
18-01-480-010	5523 S CENTERLINE RD	11/03/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$168,700	50.36	\$446,873	\$217,149	\$117,851	\$206,959	0.569	2,304	\$51.15		WATER	80.8891	Ranch	\$217,149		LAKE FRONT PROPRTIE	401	74
18-02-250-017	5201 S GORDON AVE	11/19/21	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$207,500	28.62	\$581,273	\$171,296	\$553,704	\$369,349	1.499	1,568	\$353.13		WATER	12.0802	Ranch	\$163,435		LAKE FRONT PROPRTIE	401	82
18-02-327-002	1330 W ASPREY DR	03/24/23	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$169,100	36.06	\$399,676	\$99,967	\$369,033	\$270,008	1.367	2,231	\$165.41		WATER	1.1586	Ranch	\$99,967		LAKE FRONT PROPRTIE	401	84
18-02-380-004	5470 S SHADY DR	09/26/22	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$118,300	32.77	\$274,099	\$137,020	\$223,980	\$123,495	1.814	1,038	\$215.78		WATER	43.5349	Ranch	\$131,774		LAKE FRONT PROPRTIE	401	74
18-02-380-012	5538 S MARLE ST	04/29/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$93,400	46.20	\$243,874	\$121,711	\$78,289	\$110,057	0.711	1,230	\$63.65		WATER	66.6983	Ranch	\$119,181		LAKE FRONT PROPRTIE	401	70
18-02-400-003	5475 S GORDON AVE	05/02/23	\$378,161	WD	03-ARM'S LENGTH	\$378,161	\$141,600	37.44	\$325,792	\$147,749	\$230,412	\$160,399	1.436	920	\$250.45		WATER	5.8158	Ranch	\$136,967		LAKE FRONT PROPRTIE	401	94
18-02-449-018	5301 S GORDON AVE	04/13/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$67,000	29.78	\$134,074	\$83,273	\$141,727	\$45,767	3.097	484	\$292.82		WATER	171.8396	Ranch	\$80,629		LAKE FRONT PROPRTIE	401	74
18-02-449-018	5301 S GORDON AVE	06/09/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$61,700	30.85	\$134,074	\$83,273	\$116,727	\$45,767	2.550	484	\$241.17		WATER	117.2147	Ranch	\$80,629		LAKE FRONT PROPRTIE	401	74
18-12-101-019	683 W PICKEREL LAKE DR	08/02/22	\$528,576	WD	03-ARM'S LENGTH	\$528,576	\$223,100	42.21	\$522,563	\$153,121	\$375,455	\$332,831	1.128	1,628	\$230.62		WATER	25.0268	Ranch	\$147,057		LAKE FRONT PROPRTIE	401	75
18-12-229-012	67 W PICKEREL LAKE DR	05/14/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$70,000	45.16	\$173,655	\$131,566	\$23,434	\$37,738	0.621	924	\$25.36		WATER	75.7366	Ranch	\$126,629		LAKE FRONT PROPRTIE	401	63
18-12-229-015	20 W NORTH LANE DR	09/13/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$92,800	68.24	\$172,832	\$131,132	\$4,868	\$37,568	0.130	896	\$5.43		WATER	124.8754	Ranch	\$126,078		LAKE FRONT PROPRTIE	401	35
<b>Totals:</b>						<b>\$5,652,737</b>	<b>\$2,149,300</b>		<b>\$5,079,998</b>	<b>\$3,379,851</b>	<b>\$2,523,524</b>			<b>\$162.87</b>		<b>3.8996</b>								
						<b>Sale. Ratio =&gt;</b>	<b>38.02</b>		<b>E.C.F. =&gt;</b>	<b>1.339</b>		<b>Std. Deviation=&gt;</b>	<b>0.80390232</b>											
						<b>Std. Dev. =&gt;</b>	<b>11.83</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.378</b>		<b>Ave. Variance=&gt;</b>	<b>63.9016</b>	<b>Coefficient of Var=&gt; 46.36148381</b>										

2023 used: 1.110  
2024 use: 1.150