

LWOL. LOWER SCOTT LAKE – OFF LAKE & LSLSB. LOWER SCOTT LAKE SUBS

- Residential Building ECF:
 - ECF Analysis carried out congruently. ECF Neighborhoods found to have similar market interest and characteristics.
 - Parcel 12-200-020-00 removed from ECF Study. Vacant at time of sale.
 - Parcel 12-760-020-00 removed from ECF Study. Seller under duress.
 - Residential Building ECF Applied = **1.124**
- Agricultural Building ECF:
 - Sales present to support development of Agricultural Building ECF.
 - ECF Analysis carried out congruently. ECF Neighborhoods found to have similar market interest and characteristics.
 - Parcel 12-280-015-00 /12-280-007-00 removed from ECF Study. Multiparcel sale, fractured ownership interest.
 - Agricultural Building ECF Applied = **1.299**

UPOL. UPPER SCOT LAKE – OFF LAKE & 02. SMALL SUB LOTS

- Residential Building ECF:
 - ECF Analysis carried out congruently. ECF Neighborhoods found to have similar market interest and characteristics.
 - Residential Building ECF Applied = **1.051**

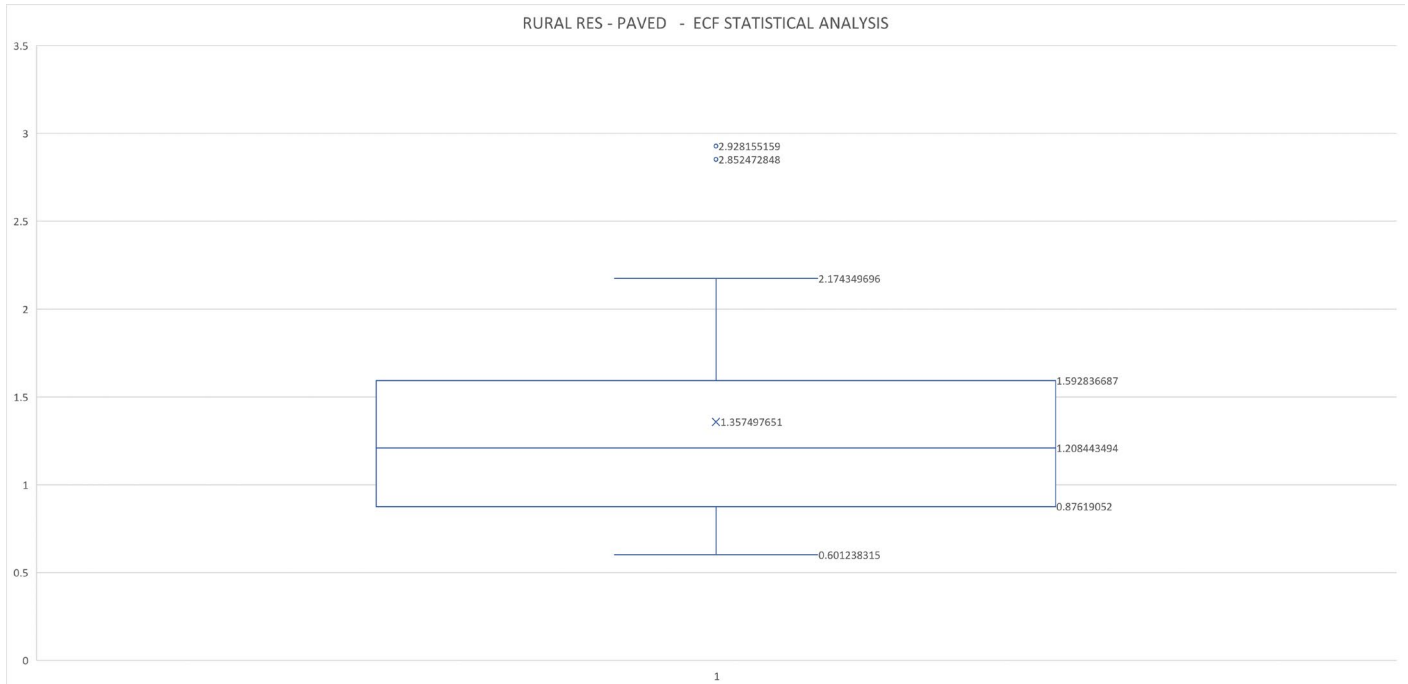
270. HIDDEN RIVER ESTATES

- Residential Building ECF:
 - Parcel 12-020-019-60 removed from ECF Study. Vacant at time of sale.
 - Residential Building ECF Applied = **1.021**

12PAV. RURAL RES PAVED

- Residential Building ECF:
 - Parcel 12-036-010-10 removed from study, Estate Sale.
 - Parcels exhibiting negative value ECF's and parcels vacant at time of sale removed from study.
 - Outliers (sales outside first through third quartiles in box and whiskers analysis of refined data set (ECF < 0.601 & ECF > 1.593)) removed from study. See Below:

TO BE UTILIZED IN CONJUNCTION WITH INDIVIDUAL ECF NEIGHBORHOOD ANALYSIS

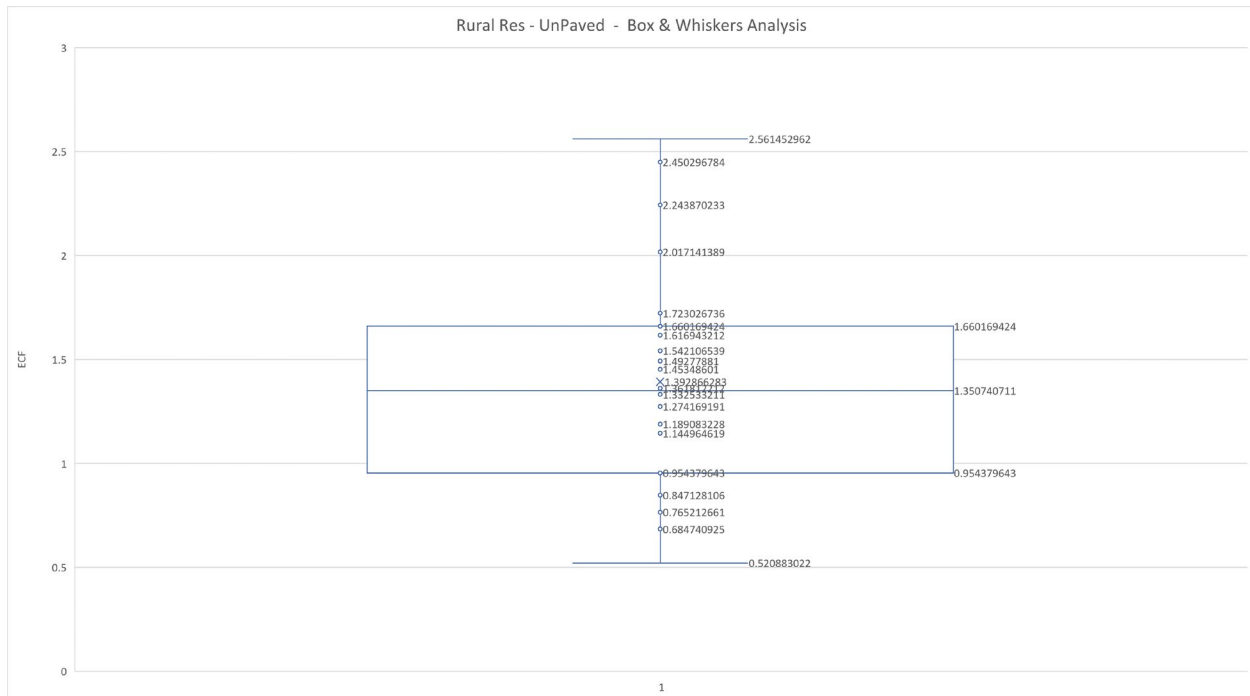


- 2 areas of market interest identified within ECF analysis.
 - Non-Mobile / Modular Homes
 - Mobile / Modular Homes
- Residential Building ECF Applied:
 - Non-Mobile / Modular Homes ECF Applied = **1.160**
 - Mobile / Modular Homes ECF Applied = **1.207**

12GRV. RURAL RES UNPAVED

- Residential Building ECF:
 - Parcel 12-013-001-20 removed from study, Estate Sale.
 - Parcel 12-018-010-00 removed from study, No Market Exposure.
 - Parcel 12-013-001-02 removed from study, Split Sale.
 - Parcels exhibiting negative value ECF's and parcels vacant at time of sale removed from study.
 - Outliers (sales outside first through third quartiles in box and whiskers analysis of refined data set (ECF < 0.954 & ECF > 1.660)) removed from study. See Below:

TO BE UTILIZED IN CONJUNCTION WITH INDIVIDUAL ECF NEIGHBORHOOD ANALYSIS

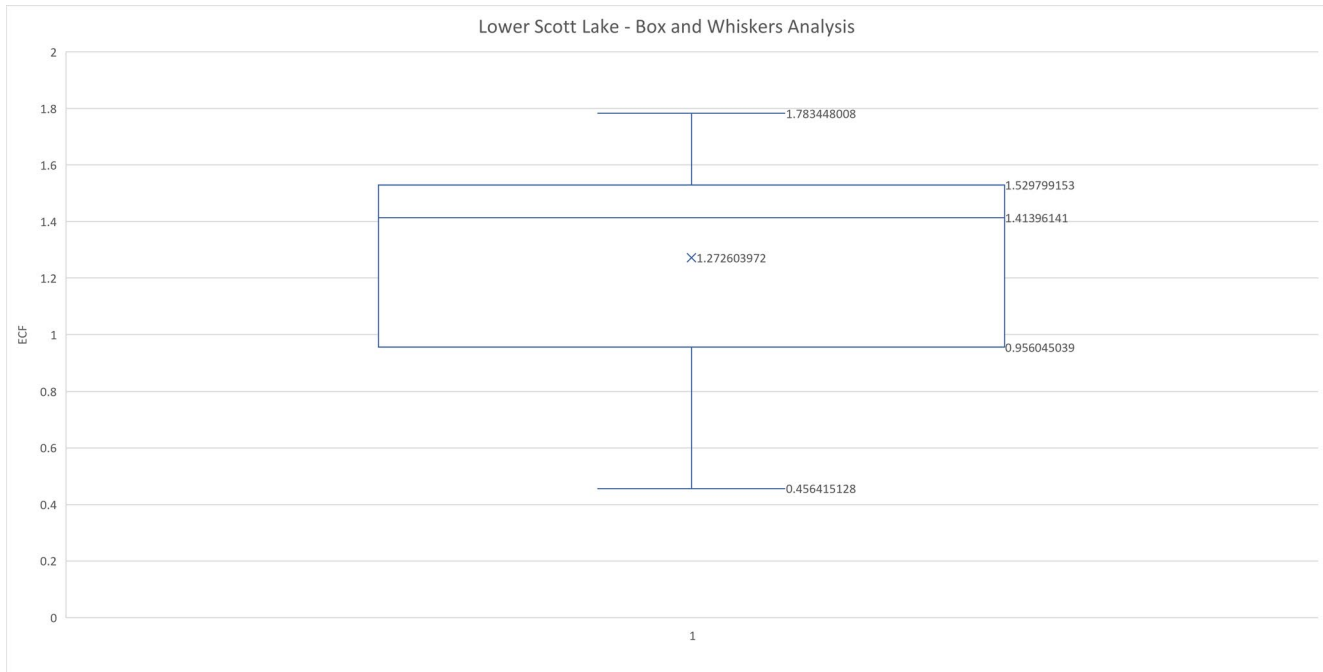


- 2 areas of market interest identified within ECF analysis.
 - Non-Mobile / Modular Homes
 - Mobile / Modular Homes
- Residential Building ECF Applied:
 - Non-Mobile / Modular Homes ECF Applied = **1.235**
 - Mobile / Modular Homes ECF Applied = **1.299**

12LSL. LOWER SCOTT LAKE

- Residential Building ECF:
 - Outliers (sales outside first through third quartiles in box and whiskers analysis of refined data set (ECF < 0.956 & ECF > 1.530)) removed from study. See Below:

TO BE UTILIZED IN CONJUNCTION WITH INDIVIDUAL ECF NEIGHBORHOOD ANALYSIS



- Parcel 12-600-005-00 removed from study, outlier ECF and multiple ownership interests, some held in estate or trust of deceased.
- Parcel 12-280-007-00 / 12-280-015-00 removed from study. Outlier ECF and multiparcel sale, fractured ownership interest.
- Residential Building ECF Applied = **1.333**

12USL. UPPER SCOTT LAKE

- Residential Building ECF:
 - Parcel 12-010-059-00 attributes corrected. Omitted outbuilding added, class of construction corrected.
 - Residential ECF Applied = **1.413**

12OST. OSTERHOUT LAKE

- Residential Building ECF:
 - Parcel 12-026-036-00 attributes corrected. Class of construction corrected. Cured deferred maintenance reflected in % Good.
 - Residential ECF Applied = **1.507**

OSOL. OSTERHOUT LAKE – OFF LAKE LOTS

- Residential Building ECF:
 - No sales within 04/01/2021 to 03/31/2023 sales study period. Sale study period expanded to 04/01/2021 thru 12/31/2023 to capture market data.
 - Residential ECF Applied = **1.470**

12PUL. PULLMAN > 1 ACRE & PULLM. PULLMAN < 1 ACRE

- Residential Building ECF:
 - ECF Analysis carried out congruently. ECF Neighborhoods found to have similar market interest and characteristics.
 - Parcels exhibiting negative value ECF's and parcels vacant at time of sale removed from study.
 - Parcel 12-008-067-00 removed from study. No market exposure
 - Parcel 12-009-025-85 removed from study. Doner to Non-Profit Sale.
 - Parcel 12-009-037-00 attributes corrected. Trailer dimensions, quality, and year constructed had been errored.
 - Parcel 009-038-00 removed from study. Sale was payoff of remainder of Land Contract balance.
 - Parcel 12-009-042-10 removed from study. No market exposure.
 - Parcel 12-700-098-00 removed from study. No market exposure. Multi-parcel sale.
 - Parcel 12-700-121-00 removed from study. No market exposure. Sold to non-profit.
 - Residential ECF Applied = **1.094**

12WAR. WARNER CAMP AREA

- Residential Building ECF:
 - No sales within 04/01/2021 to 03/31/2023 sales study period. Sale study period expanded to 04/01/2021 thru 12/31/2023 to capture market data.
 - Building Attributes corrected. Deferred maintenance cured prior to listing.
 - Residential ECF Applied = **1.139**

AGRICULTURAL

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
12-007-020-00	5959 108TH AVE	9/22/2022	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$43,000	29.66	\$114,942	\$55,373	\$89,627	\$49,190	1.822	1236		\$73 12101	48.92	MOBILE HOME	\$43,400	AGRICULTURAL	101	47
12-032-009-00	102ND & 58TH ST	10/11/2021	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$96,700	29.30	\$365,989	\$247,219	\$82,781	\$98,120	0.844	1376		\$60 12101	48.92	1.5 STORY	\$189,000	AGRICULTURAL	101	45
Totals:						\$475,000	\$139,700		\$480,931		\$172,408	\$147,310				\$66	16.25					
						Sale. Ratio =>	29.41					E.C.F. =>	1.170		Std. Deviation=>	0.69						
						Std. Dev. =>	0.25					Ave. E.C.F. =>	1.333		Ave. Variance=>	48.92	Coefficient of Var=>	36.70				

ECF APPLIED = 1.170

COMMERCIAL & INDUSTRIAL

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	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
12-008-026-00	5631 109TH AVE	6/10/2021	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$273,100	75.23	\$766,886	\$36,226	\$326,774	\$303,626	1.076	15000		\$22 12201	11.59448485		\$14,720	12-008-026-10	COM & IND	201	0
12-680-023-00	860 56TH ST	10/14/2021	\$76,500	WD	03-ARM'S LENGTH	\$76,500	\$29,000	37.91	\$84,946	\$25,476	\$51,024	\$60,430	0.844	1456		\$35 12201	11.59448485		\$24,516		COM & IND	201	0
Totals:						\$439,500	\$302,100		\$851,832		\$377,798	\$364,056				\$28	7.74532582						
						Sale. Ratio =>	68.74					E.C.F. =>	1.038		Std. Deviation=>	\$0							
						Std. Dev. =>	26.39					Ave. E.C.F. =>	0.960		Ave. Variance=>	\$12	Coefficient of Var=>		\$12				

ECF APPLIED = 1.038

LWOL - Lower Scott Lake Off Lake & LLSLB - Lower Scott Lake Subs - RES

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	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
12-003-009-00	1013 54TH ST	9/30/2021	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$60,100	36.42	\$151,873	\$32,581	\$132,419	\$112,966	1.172	1536		86.21	LWOL	5.31	1 STORY	\$12,000	No	RES - PAVED	401	57
12-003-011-00	5397 110TH AVE	5/7/2021	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$58,100	50.52	\$97,607	\$14,220	\$100,780	\$78,965	1.276	1344		74.99	LWOL	15.72	1 STORY	\$12,000	No	RES - PAVED	401	45
12-009-007-00	905 POTWYNE PLC	6/28/2022	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$112,200	46.56	\$227,292	\$23,792	\$217,208	\$192,708	1.127	1560		139.24	LWOL	0.80	MODULAR	\$14,536	No	RES - PAVED	401	74
12-200-047-00	922 54TH ST	10/18/2022	\$112,853	WD	03-ARM'S LENGTH	\$112,853	\$42,300	37.48	\$104,977	\$11,136	\$101,717	\$88,865	1.145	1320		77.06	LLSLB	2.55	1 STORY	\$11,136	No	LOWER SCOTT - SUB LOTS	401	50
12-200-056-00	900 KANDEL	10/15/2022	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$13,800	36.80	\$35,905	\$13,535	\$23,965	\$21,184	1.131	924		25.94	LWSLB	1.22	MOBILE HOME	\$11,136	No	LOWER SCOTT - SUB LOTS	401	35
12-540-044-00	955 54TH ST	1/4/2022	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$42,300	31.36	\$143,863	\$46,950	\$87,950	\$91,774	0.958	980		89.74	LWOL	16.08	1 STORY	\$45,000	No	LOWER SCOTT LAKE	401	65
12-730-033-01	908 GROVE ST	3/24/2023	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$29,100	44.77	\$65,360	\$12,325	\$52,675	\$50,223	1.049	960		54.87	LWSLB	7.03	1 STORY	\$10,803	No	LOWER SCOTT - SUB LOTS	401	45
12-760-088-00	925 FOURTH ST	3/7/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$39,800	49.75	\$79,396	\$14,363	\$65,637	\$61,584	1.066	1116		58.81	LWSLB	5.33	1 STORY	\$11,520	No	LOWER SCOTT - SUB LOTS	401	45
12-760-155-00	5522 RAVENSWOOD AVE	9/30/2021	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$36,200	22.63	\$150,910	\$45,959	\$114,041	\$99,385	1.147	1200		95.03	LWSLB	2.84	1 STORY	\$39,360	No	LOWER SCOTT - SUB LOTS	401	50
Totals:						\$1,111,253	\$433,900		\$1,057,183		\$896,392	\$797,653				77.99		0.47						
								Sale. Ratio =>	39.05					E.C.F. =>	1.124	Std. Deviation=>		0.09						
								Std. Dev. =>	9.19					Ave. E.C.F. =>	1.119	Ave. Variance=>		6.32	Coefficient of Var=>		5.65			

LWOL - Lower Scott Lake Off Lake & LSLSB - Lower Scott Lake Subs - AG

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when S	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
12-003-009-00	1013 54TH ST	9/30/2021	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$60,100	36.42	\$159,555	\$141,316	\$23,684	\$18,239	1.299	LWOL	1 STORY	\$12,000	No	RES - PAVED	401	57	
			Totals:			\$165,000	\$60,100		\$159,555		\$23,684	\$18,239									
						Sale. Ratio =		36.42			E.C.F. =>		1.299								
											Ave. E.C.F. =>		1.299								

UPOL - Upper Scott Lake Off Lake & 02 - Small Sub Lots

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	Dev. by Mean (%)	Building Style	Land Value	Property Class	Building Depr.	
12-193-024-00	845 53RD STREET	9/2/2021	\$33,440	QC	03-ARM'S LENGTH	\$33,440	\$7,700	23.03	\$23,368	\$3,316	\$30,124	\$25,414	1.185	576		52.30	02	9.566 MOBILE HOME	\$420	401	36	
12-630-005-00	5492 FRANK ST	6/29/2021	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$30,300	20.90	\$107,841	\$11,280	\$133,720	\$122,384	1.093	1898		70.45	02	0.298 MOBILE HOME	\$11,280	401	87	
12-742-021-00	5314 NADEAU DR	7/29/2022	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$75,800	47.82	\$193,456	\$18,815	\$139,685	\$140,953	0.991	1924		72.60	UPOL	9.864 1 STORY	\$15,840	401	55	
Totals:						\$336,940	\$113,800		\$324,665		\$303,529	\$288,752				65.12		3.847				
						Sale. Ratio =>		33.77			E.C.F. =>		1.051	Std. Deviation=>		0.097						
						Std. Dev. =>		14.97			Ave. E.C.F. =>		1.090	Ave. Variance=>		6.576	Coefficient of Var=>				6.035	

270 - Hidden River Estates

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	Dev. by Mean (%)	Building Style	Land Value	Property Class	Building Depr.	
12-020-019-00	495 SOPHIA WAY	3/31/2023	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$41,400	21.34	\$195,254	\$42,340	\$151,660	\$133,581	1.135	2128		71.269	270	11.723	MOBILE HOME	\$42,340	401	87
12-270-027-00	459 SOPHIA WAY	7/23/2021	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$50,200	29.55	\$168,131	\$55,150	\$114,750	\$127,374	0.901	1512		75.893	270	11.723	MOBILE HOME	\$45,612	401	80
Totals:						\$363,900	\$91,600		\$363,385		\$266,410	\$260,955				73.581		0.279				
								Sale. Ratio =>	25.17		E.C.F. =>		1.021		Std. Deviation=>		0.166					
								Std. Dev. =>	5.80		Ave. E.C.F. =>		1.018		Ave. Variance=>		11.723		Coefficient of Var=>		11.514	

12PAV - Rural Res Paved

NON MOBILE / MODULAR HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.		
12-008-046-00	5790 109TH AVE	7/2/2021	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$40,600	23.06818	\$188,181	\$40,402	\$135,598	\$112,209	1.208	1120		\$121 12PAV	4.16 1 STORY	\$35,490	No	RES - PAVED	401	56			
12-009-025-50	955 56TH ST	10/14/2022	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$52,700	36.34483	\$155,649	\$15,174	\$129,826	\$106,663	1.217	1216		\$107 12PAV	5.04 1 STORY	\$12,000	No	RES - PAVED	401	60			
12-009-062-00	884 NADEAU DR	9/21/2022	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$116,700	34.73214	\$381,746	\$21,075	\$314,925	\$273,858	1.150	1472		\$214 12PAV	1.69 1 STORY	\$15,440	No	RES - PAVED	401	81			
12-010-051-00	929 LAKEWOOD	4/21/2022	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$74,400	33.06667	\$242,735	\$21,193	\$203,807	\$168,217	1.212	1236		\$165 12PAV	4.48 1.5 STORY	\$17,360	No	RES - PAVED	401	87			
12-011-019-00	5082 109TH AVE	8/1/2022	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$56,700	29.84211	\$187,805	\$63,916	\$126,084	\$94,069	1.340	1260		\$100 12PAV	17.35 1 STORY	\$56,275	No	RES - PAVED	401	55			
12-020-009-22	5764 105TH AVE	7/30/2021	\$304,500	WD	03-ARM'S LENGTH	\$304,500	\$0	0	\$369,695	\$43,589	\$260,911	\$247,613	1.054	1602		\$163 12PAV	11.31 1 1/4 STORY	\$39,320	No	RES - NON-PAVED	401	86			
12-025-020-10	4937 102ND AVE	9/22/2021	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$45,800	24.10526	\$216,011	\$20,090	\$169,910	\$148,763	1.142	1228		\$138 12PAV	2.47 1 STORY	\$18,140	No	RES - PAVED	401	65			
12-027-018-00	205 54TH ST	11/23/2021	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$35,000	23.33333	\$155,688	\$39,463	\$110,537	\$88,250	1.253	880		\$126 12PAV	8.57 1 STORY	\$19,000	No	RES - PAVED	401	55			
12-031-006-00	5926 102ND AVE	6/17/2021	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$53,000	23.55556	\$249,385	\$43,602	\$181,398	\$156,251	1.161	1504		\$121 12PAV	0.59 1 STORY	\$41,125	No	RES - PAVED	401	55			
12-031-018-10	129 60TH ST	9/20/2021	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$22,100	31.6166	\$92,720	\$14,800	\$55,100	\$59,165	0.931	1024		\$54 12PAV	23.55 1 STORY	\$11,788	No	RES - PAVED	401	45			
Totals:						\$2,011,400	\$497,000		\$2,239,615		\$1,688,096	\$1,455,058				\$131	0.67								
						Sale. Ratio =>	24.70916							E.C.F. =>	1.160	Std. Deviation=>	0.11								
						Std. Dev. =>	10.43909							Ave. E.C.F. =>	1.167	Ave. Variance=>	7.92	Coefficient of Var=>	6.79						

MOBILE / MODULAR HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.		
12-007-003-11	5893 109TH AVE	5/4/2022	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$146,400	34.85714	\$539,721	\$168,584	\$251,416	\$281,805	0.892	1222		\$206 12PAV	36.07 MOBILE HOME	\$146,067	No	RES - PAVED	401	90			
12-018-017-20	711 60TH ST	6/27/2022	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$102,500	27.33333	\$344,527	\$61,150	\$313,850	\$215,169	1.459	2184		\$144 12PAV	20.58 MODULAR	\$58,990	No	RES - PAVED	401	72			
12-026-013-20	283 51ST ST	12/16/2021	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$48,900	22.74419	\$184,672	\$39,869	\$175,131	\$109,949	1.593	2080		\$84 12PAV	34.00 DOUBLE WIDE	\$38,339	No	RES - PAVED	401	51			
12-027-019-10	5248 103RD AVE	10/18/2021	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$53,000	24.10186	\$205,565	\$57,370	\$162,530	\$112,525	1.444	2010		\$81 12PAV	19.16 MOBILE HOME	\$56,080	No	RES - PAVED	401	72			
12-034-008-00	123 54TH ST	8/7/2021	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$48,700	32.03947	\$198,529	\$59,515	\$92,485	\$105,554	0.876	1872		\$49 12PAV	37.67 DOUBLE WIDE	\$56,875	No	RES - PAVED	401	45			
Totals:						\$1,381,900	\$399,500		\$1,473,014		\$995,412	\$825,001				\$113	4.63								
						Sale. Ratio =>	28.90947							E.C.F. =>	1.207	Std. Deviation=>	0.34								
						Std. Dev. =>	5.156784							Ave. E.C.F. =>	1.253	Ave. Variance=>	29.49	Coefficient of Var=>	23.54						

12GRV - Rural Res UnPaved

NON MOBILE / MODULAR HOMES

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	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
12-008-033-00	969 58TH ST	9/13/2021	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$47,000	26.11	\$155,191	\$89,281	\$90,719	\$62,415	1.453	1064		85.26	12GRV	13.44	1 STORY	\$84,375	No	RES NON-PAVED	401	46
12-010-008-00	5283 MARION	11/7/2022	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$28,900	29.79	\$68,299	\$5,950	\$91,050	\$59,043	1.542	800		113.81	12GRV	22.30	1 STORY	\$4,000	No	RES NON-PAVED	401	55
12-018-019-00	5916 107TH AVE	4/1/2022	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$163,000	29.64	\$452,753	\$81,395	\$468,605	\$351,665	1.333	3300		142.00	12GRV	1.34	2 STORY	\$78,875	No	RES NON-PAVED	401	87
12-018-022-21	5981 106TH AVE	3/21/2022	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$43,300	29.26	\$120,926	\$23,925	\$124,075	\$91,857	1.351	740		167.67	12GRV	3.16	1 STORY	\$20,720	No	RES NON-PAVED	401	65
12-022-010-90	450 53RD ST	8/27/2021	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$64,600	24.61	\$209,391	\$109,411	\$153,089	\$94,678	1.617	864		177.19	12GRV	29.78	1 STORY	\$93,750	No	RES NON-PAVED	401	65
12-029-013-01	255 58TH ST	4/22/2021	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$0	0.00	\$494,661	\$134,477	\$325,523	\$341,083	0.954	2788		116.76	12GRV	36.47	1 STORY	\$113,945	No	RES NON-PAVED	401	75
12-036-003-10	166 48TH ST	6/22/2021	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$88,600	31.64	\$261,825	\$74,766	\$205,234	\$177,139	1.159	1592		128.92	12GRV	16.05	1 STORY	\$60,000	No	RES NON-PAVED	401	65
12-036-025-00	4956 101ST AVE	3/14/2022	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$111,300	32.26	\$315,759	\$83,735	\$261,265	\$219,720	1.189	2544		102.70	12GRV	13.00	1 STORY	\$58,000	No	RES NON-PAVED	401	53
12-036-026-10	145 50TH ST	9/23/2021	\$262,800	WD	03-ARM'S LENGTH	\$262,800	\$88,500	33.68	\$223,306	\$32,144	\$230,656	\$181,025	1.274	1736		132.87	12GRV	4.49	1 STORY	\$0	No	RES NON-PAVED	401	65
Totals:						\$2,585,300	\$635,200		\$2,302,111		\$1,950,216	\$1,578,624												
									Sale. Ratio =>	24.57				E.C.F. =>	1.235	Std. Deviation=>	0.20							
									Std. Dev. =>	10.28				Ave. E.C.F. =>	1.319	Ave. Variance=>	15.56	Coefficient of Var=>	11.80					

MOBILE / MODULAR HOMES

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	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
12-021-028-20	488 54TH ST	1/20/2023	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$18,600	41.33	\$42,310	\$10,380	\$34,620	\$30,237	1.145	1152		30.05	12GRV	16.51	DOUBLE WIDE	\$9,000	No	RES NON-PAVED	401	35
12-021-037-60	523 55TH ST	7/29/2022	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$49,000	27.22	\$122,799	\$22,820	\$157,180	\$126,669	1.241	2648		59.36	12GRV	6.92	MOBILE HOME	\$20,000	No	RES NON-PAVED	401	48
12-023-001-30	5034 FOX RUN	7/1/2021	\$108,750	WD	03-ARM'S LENGTH	\$108,750	\$26,500	24.37	\$97,213	\$69,320	\$39,430	\$26,414	1.493	792		49.79	12GRV	18.27	MOBILE HOME	\$68,000	No	RES NON-PAVED	401	35
12-024-002-10	530 48TH ST	4/26/2022	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$71,200	29.06	\$211,354	\$95,171	\$149,829	\$110,022	1.362	2144		69.88	12GRV	5.17	DOUBLE WIDE	\$83,250	No	RES NON-PAVED	401	72
Totals:						\$578,750	\$165,300		\$473,676		\$381,059	\$293,341												
									Sale. Ratio =>	28.56				E.C.F. =>	1.299	Std. Deviation=>	0.15							
									Std. Dev. =>	7.48				Ave. E.C.F. =>	1.310	Ave. Variance=>	11.72	Coefficient of Var=>	8.94					

12LSL - Lower Scott 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	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.		
12-004-021-00	1009 LAKE ST	7/28/2022	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$117,500	41.23	\$289,354	\$103,920	\$181,080	\$125,293	1.445	2384		\$76 12LSL	9.631	DOUBLE WIDE	\$101,400	LOWER SCOTT LAKE	401	48		
12-540-002-00	980 LAKEWOOD DR	10/29/2021	\$182,900	WD	03-ARM'S LENGTH	\$182,900	\$102,000	55.77	\$226,184	\$46,950	\$135,950	\$121,104	1.123	1276		\$107 12LSL	22.635	1 STORY	\$45,000	LOWER SCOTT LAKE	401	60		
12-630-158-00	1017 LAKE ST	7/29/2021	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$51,600	30.18	\$177,705	\$66,831	\$104,169	\$74,915	1.390	960		\$109 12LSL	4.156	1 STORY	\$65,000	LOWER SCOTT LAKE	401	55		
12-630-161-00	1023 LAKE ST	6/2/2021	\$187,000	WD	03-ARM'S LENGTH	\$167,000	\$55,800	33.41	\$169,951	\$67,369	\$99,631	\$69,312	1.437	1044		\$95 12LSL	8.848	1 STORY	\$65,000	LOWER SCOTT LAKE	401	50		
Totals:						\$825,900	\$326,900		\$863,194		\$520,830	\$390,624				\$97		1.561						
								Sale. Ratio =>	40.56					E.C.F. =>	1.333	Std. Deviation=>		0.153						
								Std. Dev. =>	11.40					Ave. E.C.F. =>	1.349	Ave. Variance=>		11.318	Coefficient of Var=>		8.390			

12USL - Upper Scott 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	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
12-010-059-00	109TH AVE	10/24/2022	\$330,000	WD	03-ARMY'S LENGTH	\$330,000	\$91,300	27.67	\$264,675	\$116,470	\$213,530	\$147,256	1.450	1456		\$147	12USL	6.98	DOUBLE WIDE	\$115,000	No	UPPER SCOTT LAKE	401	59
12-745-002-00	792 53RD ST	7/21/2022	\$175,000	WD	03-ARMY'S LENGTH	\$175,000	\$61,000	34.86	\$183,846	\$104,550	\$70,450	\$53,760	1.310	864		\$82	12USL	6.98	1 STORY	\$103,500	No	UPPER SCOTT LAKE	401	45
Totals:						\$505,000	\$152,300		\$448,521		\$283,980	\$201,016				\$114		3.25						
							Sale. Ratio =>	30.16				E.C.F. =>	1.413		Std. Deviation=>	0.10								
							Std. Dev. =>	5.08				Ave. E.C.F. =>	1.380		Ave. Variance=>	6.98	Coefficient of Var=>	5.06						

120ST - Osterhout Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when So	Asd/Adj. %	St. Cur. Appraisa	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Et	Land Table	Property Class	Building Depr.
12-026-036-00	212 LAWRENCE AVE	3/25/2022	\$366,000	WD	03-ARM'S L	\$366,000	\$80,700	22.05	\$237,306	\$120,950	\$245,050	\$160,963	\$1.522	1100	\$222.773	120ST	\$2.350	1 STORY	\$119,600	No	OSTERHOUT LAKE	401	65
12-790-024-00	151 51ST ST	10/7/2022	\$167,500	WD	03-ARM'S L	\$167,500	\$104,800	62.57	\$167,847	\$56,350	\$111,150	\$75,336	\$1.475	780	\$142.500	120ST	\$2.350	1 STORY	\$55,000	No	OSTERHOUT LAKE	401	55
Totals:			\$533,500			\$533,500	\$185,500		\$405,153		\$356,200	\$236,299			\$182.636		\$0.852						
							Sale. Ratio =>	34.77				E.C.F. =>	\$1.507		Std. Deviation=>	\$0.033							
							Std. Dev. =>	28.65				Ave. E.C.F. =>	\$1.499		Ave. Variance=>	\$2.350	Coefficient of Var=>	\$1.568					

OSOL - Osterhout Lake Off Lake Lots

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	Building Style	Land Value	Land Table	Property Class	Building Depr.
12-790-019-00	152 51ST ST	8/1/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$78,200	27.93	\$267,478	\$99,550	\$180,450	\$122,755	1.470	2072	\$87	OSOL	1 STORY	\$82,500	OSTERHOUT LAKE	401	66
			Totals:			\$280,000	\$78,200		\$267,478		\$180,450	\$122,755				\$87					
						Sale. Ratio =>		27.93					E.C.F. =>	1.470							
													Ave. E.C.F. =>	1.470							

12PUL. Pullman Greater than 1 Acre & PULLM. Pullman Less than 1 Acre

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	Dev. by Mean (%)	Building Style	Land Value	Appr. by Ec Land Table	Property Class	Building Depr.	
12-009-040-00	5526 109TH AVE	10/12/2021	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$124,100	52.81	\$319,152	\$36,803	\$198,197	\$182,043	1.089	1896		\$105 12PUL	2.430	TRI-LEVEL	\$12,460	No	RES - PAVED	401	66
12-700-112-00	5594 NORTH AVE	7/27/2022	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$31,600	57.45	\$82,978	\$21,629	\$33,371	\$53,070	0.629	832		\$40 PULLM	43.563	1 STORY	\$18,850	No	PULLMAN < 1 ACRE	401	45
12-700-123-00	5587 NORTH AVE	10/20/2022	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$39,900	31.92	\$103,515	\$25,845	\$99,155	\$67,189	1.476	864		\$115 PULLM	41.133	1 STORY	\$18,125	No	PULLMAN < 1 ACRE	401	45
Totals:						\$415,000	\$195,600		\$505,645		\$330,723	\$302,302				\$86		2.958					
								Sale. Ratio =>	47.13				E.C.F. =>	1.094	Std. Deviation=>		0.424						
								Std. Dev. =>	13.60				Ave. E.C.F. =>	1.064	Ave. Variance=>		29.042	Coefficient of Var=>		27.284			

12WAR - Warner Camp Area

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	Building Style	Land Table	Property Class	Building Depr.
12-033-903-14	72 LESTER LAKE DR	11/1/2021	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$13,900	23.21	\$44,215	\$1,612	\$58,288	\$51,157	1.139	400	\$146	12WAR	1 1/4 STORY	RES - PAVED	401	60
		Totals:	\$59,900			\$59,900	\$13,900		\$44,215		\$58,288	\$51,157				\$146				
						Sale. Ratio =>		23.21				E.C.F. =>		1.139						
												Ave. E.C.F. =>		1.139						