

AGRICULTURAL 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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	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	\$68,800	47.45	\$137,590	\$53,681	\$91,319	\$71,717	1.273	1164	\$78.45	AG	14.83	MOBILE HOME	\$53,681		AGRICULTURAL	101	65
12-021-015-00	105TH ST	11/4/2021	\$100,000	WD	03-ARM'S LENGTH	\$118,190	\$59,800	50.60	\$119,597	\$107,669	\$10,521	\$10,195	1.032	640	\$16.44	AG	9.30	1 STORY	\$119,633		AGRICULTURAL	101	83
12-032-009-00	102ND & 58TH ST	10/11/2021	\$330,000	WD	03-ARM'S LENGTH	\$395,208	\$203,600	51.52	\$407,216	\$267,091	\$128,117	\$119,765	1.070	1376	\$93.11	AG	5.53	1.5 STORY	\$233,130		AGRICULTURAL	101	60
Totals:			\$575,000			\$658,398	\$332,200		\$664,403		\$229,957	\$201,677			\$62.67		1.52						
								Sale. Ratio =>	50.46					E.C.F. =>	1.140	Std. Deviation=>		0.13					
								Std. Dev. =>	2.13					Ave. E.C.F. =>	1.125	Ave. Variance=>		9.89	Coefficient of Var=>		8.79		

ECF APPLIED = 1.140

NOTE: Sales study extended to 04/01/2021 through 03/31/2024 to capture additional sale data. Sale outside study period have sale price adjusted using calculated market adjustment of 1.07% per month. Sale price adjusted to 04/01/2023.

COMMERCIAL & INDUSTRIAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S	Cur. Appraisa	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
12-008-026-00	5631 109TH AVE	11/9/2023	\$500,000	CD	21-NOT USED/OTHER	\$475,000	\$237,000	49.89	\$473,959	\$85,642	\$389,358	\$387,659		1.004	15120	\$25.75	COM	6.04	41050	12-008-026-10	COM & IND	201
12-008-042-00	5698 109TH AVE	6/22/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$75,000	48.39	\$149,982	\$98,235	\$56,765	\$49,853		1.139	5780	\$9.82	COM	7.39	82255		COM & IND	201
12-680-023-00	860 56TH ST	10/14/2021	\$76,500	WD	03-ARM'S LENGTH	\$76,500	\$37,900	49.54	\$75,841	\$23,982	\$52,518	\$49,961		1.051	1456	\$36.07	COM	1.36	23052		COM & IND	201
Totals:			\$731,500			\$706,500	\$349,900		\$699,782		\$498,641	\$487,472				\$23.88		4.18				
						Sale. Ratio =>		49.53			E.C.F. =>			1.023	Std. Deviation=>		0.07					
						Std. Dev. =>		0.79			Ave. E.C.F. =>			1.065	Ave. Variance=>		4.93	Coefficient of Var=>				4.63

NOTE: Sale study period extended to ensure adequate market sample included in analysis. Encumbered market (extreme poverty, polluted resources) encumbered sale allowed in analysis. No marketably similar Com/Ind twice sold parcels found, no adjustments applied.

ECF APPLIED = 1.023

GRAVL ECF ANALYSIS

FRAME CONSTRUCTION

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yield 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.
12-001-009-00	4976 I 12TH AVE	9/9/2022	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$114,400	50.84	\$228,761	\$141,120	\$83,880	\$73,340	1.144	790	\$106	GRAVL	3.256 1 STORY	123647		GRAVEL	401	60
12-001-014-11	1125 50TH ST	8/31/2023	\$99,750	WD	03-ARM'S LENGTH	\$99,750	\$47,800	47.92	\$95,587	\$107,071	\$82,679	\$65,704	1.258	816	\$101	GRAVL	8.209 15 STORY	13512		GRAVEL	401	60
12-010-008-00	5283 MARION	11/7/2022	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$47,100	48.56	\$94,106	\$7,642	\$89,358	\$72,355	1.235	800	\$112	GRAVL	5.872 1 STORY	57722		GRAVEL	401	68
12-017-024-20	5769 106TH AVENUE	10/10/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$55,800	48.52	\$111,684	\$12,627	\$102,373	\$82,893	1.235	3304	\$31	GRAVL	5.873 1 STORY	12627		GRAVEL	401	23
12-018-019-00	5916 107TH AVE	4/1/2022	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$292,800	53.24	\$585,524	\$102,375	\$447,625	\$604,309	1.107	3300	\$136	GRAVL	6.914 2 STORY	99885		GRAVEL	401	85
12-030-001-10	372 58TH	6/26/2023	\$180,825	MLC	03-ARM'S LENGTH	\$180,825	\$95,200	52.65	\$190,453	\$67,042	\$113,783	\$103,273	1.102	1740	\$65	GRAVL	7.450 15 STORY	67042		GRAVEL	401	45
12-036-025-00	4956 101ST AVE	1/12/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$196,400	53.08	\$392,722	\$93,142	\$276,858	\$250,227	1.106	2544	\$109	GRAVL	6.985 1 STORY	69146		GRAVEL	401	59
12-465-016-00	959 IRVING	6/23/2023	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$69,600	49.01	\$139,234	\$20,239	\$121,761	\$99,577	1.223	1008	\$121	GRAVL	4.650 1 STORY	17527		GRAVEL	401	70
Totals:			\$1,779,575			\$1,779,575	\$919,100		\$1,838,071		\$1,318,317	\$1,151,677			\$98		3.158					
									Sale. Ratio =>	51.65	E.C.F. =>			1.145	Std. Deviation=>			0.068				
									Std. Dev. =>	2.25	Ave. E.C.F. =>			1.176	Ave. Variance=>			6.151	Coefficient of Var=>			5.229

MOBILE HOME / MODULAR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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.	
12-001-001-00	4804 112TH AVE	1/5/2024	\$153,000	WD	03-ARM'S LENGTH	\$127,000	\$63,500	49.76	\$127,055	\$76,488	\$51,112	\$38,928	1.313	926	\$55 GRAVL	6.699	MOBILE HOME	70198		GRAVEL	401	46	
12-021-037-60	523 55TH ST	7/29/2022	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$94,900	52.72	\$189,702	\$24,669	\$155,331	\$127,064	1.223	1976	\$79 GRAVL	2.337	DOUBLE WIDE	21909		GRAVEL	401	64	
12-036-031-20	76 48TH ST	12/15/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$133,300	53.32	\$266,612	\$102,807	\$147,193	\$126,101	1.167	1768	\$83 GRAVL	7.874	DOUBLE WIDE	91068		GRAVEL	401	70	
12-465-018-00	957 MAPLE	8/1/2022	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$61,200	50.58	\$122,444	\$17,451	\$103,549	\$80,826	1.281	924	\$112 GRAVL	3.513	MOBILE HOME	14606		GRAVEL	401	74	
		Totals:	\$704,000			\$678,600	\$352,900		\$705,813		\$457,185	\$372,901			\$82	1.998							
										Sale. Ratio =>	52.00	E.C.F. =>		1.226	Std. Deviation=>		0.064						
										Std. Dev. =>	1.70	Ave. E.C.F. =>		1.246	Ave. Variance=>		5.106	Coefficient of Var=>	4.098				
MOBILE HOME / MODULAR ECF APPLIED = 1.226																							

MOBILE HOME / MODULAR ECF APPLIED = 1.226

HIDDEN RIVER ESTATES ECF ANALYSIS

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
12-020-019-00	495 SOPHIA WAY	3/31/2023	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$98,800	50.93	\$197,607	\$21,258	\$172,742	\$172,722	1.000	2128		\$81 HDNRE	14.144	DOUBLE WIDE	\$18,708		HIDDEN RIVER ESTATES	401	89	
12-270-005-00	479 CAMERON	6/20/2023	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$101,100	50.05	\$202,100	\$66,499	\$135,501	\$105,612	1.283	2128		\$64 HDNRE	14.144	DOUBLE WIDE	\$46,361	12-270-004-00	HIDDEN RIVER ESTATES	401	72	
Totals:			\$396,000			\$396,000	\$199,900		\$399,707		\$308,243	\$278,334				\$72		3.410						
								Sale. Ratio =>	50.48					E.C.F. =>		1.107	Std. Deviation=>		0.200					
								Std. Dev. =>	0.62					Ave. E.C.F. =>		1.142	Ave. Variance=>		14.144	Coefficient of Var=>		12.390		

INLAND LAKE INFLUENCE ECF ANALYSIS

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
12-009-007-00	905 POTWYNE PLC	6/28/2022	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$122,200	50.71	\$244,466	\$32,315	\$208,685	\$188,746	1.106	1560		\$134	II	4.263	MODULAR	\$23,219	PAVED	401	73
12-200-047-00	922 54TH ST	10/18/2022	\$112,853	WD	03-ARM'S LENGTH	\$112,853	\$58,600	51.93	\$117,229	\$20,045	\$92,808	\$86,463	1.073	1320		\$70	II	7.488	1 STORY	\$20,045	LOWER SCOTT SUBS W/ACCESS	401	49
12-540-044-00	955 54TH ST	11/20/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,100	50.06	\$160,189	\$31,025	\$128,975	\$114,915	1.122	980		\$132	II	2.592	1 STORY	\$29,105	LOWER SCOTT SUBS W/ACCESS	401	75
12-630-015-00	5487 WOOLYN ST	10/16/2023	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$95,500	53.35	\$190,915	\$18,225	\$160,775	\$153,639	1.046	1040		\$155	II	10.182	MODULAR	\$18,225	LOWER SCOTT SUBS W/ACCESS	401	66
12-730-008-00	912 MAAS LANE	11/10/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$62,900	48.38	\$125,853	\$32,965	\$97,035	\$82,641	1.174	672		\$144	II	2.591	1 STORY	\$30,067	LOWER SCOTT SUBS W/ACCESS	401	90
12-730-033-01	908 GROVE ST	3/24/2023	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$32,400	49.85	\$64,717	\$21,109	\$43,891	\$38,797	1.131	960		\$46	II	1.698	1 STORY	\$19,445	LOWER SCOTT SUBS W/ACCESS	401	34
12-742-021-00	5314 NADEAU DR	7/29/2022	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$87,700	55.33	\$175,363	\$25,128	\$133,372	\$133,661	0.998	1924		\$69	II	15.043	1 STORY	\$22,222	PAVED	401	54
12-760-020-00	933 55TH ST	3/7/2023	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$27,600	50.18	\$55,114	\$27,239	\$27,761	\$24,800	1.119	1476		\$19	II	2.887	1 STORY	\$24,242	LOWER SCOTT SUBS W/ACCESS	401	14
12-760-088-00	925 FOURTH ST	3/7/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$46,100	57.63	\$92,248	\$23,529	\$56,471	\$61,138	0.924	1116		\$51	II	22.461	1 STORY	\$20,736	LOWER SCOTT SUBS W/ACCESS	401	45
12-790-019-00	152 51ST ST	8/1/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$112,300	40.11	\$224,692	\$64,852	\$215,148	\$142,206	1.513	2072		\$104	II	36.466	1 STORY	\$61,612	WATER FRONT OSTERHOUT LAKE	401	66
12-790-024-00	151 51ST ST	10/7/2022	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$72,700	43.40	\$145,479	\$62,932	\$104,568	\$73,440	1.424	780		\$134	II	27.558	1 STORY	\$61,612	WATER FRONT OSTERHOUT LAKE	401	54
Totals:			\$1,628,853			\$1,628,853	\$798,100		\$1,596,265		\$1,269,489	\$1,100,446				\$96		0.534					
								Sale. Ratio =>	49.00	E.C.F. =>				1.154	Std. Deviation=>			0.174					
								Std. Dev. =>	4.96	Ave. E.C.F. =>				1.148	Ave. Variance=>			12.112	Coefficient of Var=>		10.548		

PAVED ECF ANALYSIS

FRAME BUILT

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
12-007-007-63	923 60TH	3/15/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$197,200	49.30	\$394,308	\$29,974	\$370,026	\$316,537	1.169	1640		\$226 PAVED	6.790 1 STORY	29394		PAVED	401	92		
12-008-073-00	862 PULLMAN AVENUE	9/5/2023	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$31,800	53.00	\$63,618	\$22,341	\$37,659	\$34,424	1.094	2828		\$13 PAVED	0.711 1 STORY	20991		PAVED	401	33		
12-009-025-50	955 56TH ST	10/14/2022	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$72,400	49.93	\$144,725	\$20,433	\$124,567	\$107,986	1.154	1216		\$102 PAVED	5.247 1 STORY	17322		PAVED	401	60		
12-009-062-00	884 NADEAU DR	9/21/2022	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$169,900	50.57	\$339,891	\$40,032	\$295,968	\$260,520	1.136	1472		\$201 PAVED	3.499 1 STORY	28398		PAVED	401	79		
12-010-051-00	929 LAKEWOOD	4/21/2022	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$140,400	62.40	\$280,720	\$18,112	\$206,888	\$228,156	0.907	2127		\$97 PAVED	19.430 1.5 STORY	14398		GRAVEL	401	86		
12-011-019-00	5082 109TH AVE	8/1/2022	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$95,200	50.11	\$190,328	\$92,759	\$97,241	\$84,769	1.147	1120		\$87 PAVED	4.605 1 STORY	86864		PAVED	401	54		
Totals:			\$1,356,000			\$1,356,000	\$706,900		\$1,413,590		\$1,132,349	\$1,032,393				\$121	0.426							
								Sale. Ratio =>	52.13	E.C.F. =>				1.097	Std. Deviation=>		0.098							
								Std. Dev. =>	4.99	Ave. E.C.F. =>				1.101	Ave. Variance=>		6.714	Coefficient of Var=>		6.097				

MOBILE HOME / MODULAR

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
12-005-003-00	1176 56TH ST	6/16/2022	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$87,700	47.41	\$175,420	\$62,410	122590	\$93,940	1.305	1064		\$115 PAVED	12.398 DOUBLE WIDE	59642		PAVED	401	74	
12-010-054-20	5321 109TH AVE	4/1/2022	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$149,900	49.55	\$299,775	\$132,299	\$170,201	\$139,215	1.223	1548		\$110 PAVED	4.157 DOUBLE WIDE	114610		PAVED	401	59	
12-012-001-10	4817 109TH AVE	11/29/2023	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$174,600	49.18	\$349,207	\$131,164	\$223,836	\$188,174	1.190	2109		\$106 PAVED	0.851 MOBILE HOME	115158		PAVED	401	67	
12-018-002-00	796 58TH ST	4/4/2023	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$50,900	48.48	\$101,866	\$39,099	\$65,901	\$52,175	1.263	2400		\$27 PAVED	8.207 MOBILE HOME	34760		PAVED	401	35	
12-018-017-20	711 60TH ST	2/7/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$181,300	51.07	\$362,594	\$102,958	\$252,042	\$215,824	1.168	2548		\$99 PAVED	1.319 MODULAR	100828		PAVED	401	69	
12-018-017-20	711 60TH ST	6/27/2022	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$181,300	48.35	\$362,594	\$102,958	\$272,042	\$215,824	1.260	2548		\$107 PAVED	7.948 MODULAR	100828		PAVED	401	69	
12-024-025-00	4907 104TH AVE	7/7/2023	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$36,600	81.33	\$73,296	\$13,067	\$31,933	\$50,066	0.638	960		\$33 PAVED	54.318 DOUBLE WIDE	11657		PAVED	401	47	
12-030-010-00	385 60TH ST	1/2/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,800	43.29	\$73,666	\$46,771	\$38,229	\$22,357	1.710	980		\$39 PAVED	52.896 MOBILE HOME	44374		PAVED	401	35	
12-030-023-00	5871 102ND AVE	10/31/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$140,600	56.24	\$281,158	\$194,177	\$55,823	\$72,303	0.772	1976		\$28 PAVED	40.893 DOUBLE WIDE	190000		PAVED	401	36	
12-033-009-10	5532 102ND AVE	5/12/2022	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$70,600	52.30	\$141,277	\$40,238	\$94,762	\$83,989	1.128	1040		\$91 PAVED	5.274 DOUBLE WIDE	36994		PAVED	401	65	
12-033-009-10	5532 102ND AVE	2/12/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$70,600	45.55	\$141,277	\$40,238	\$114,762	\$83,989	1.366	1040		\$110 PAVED	18.539 DOUBLE WIDE	36994		PAVED	401	65	
12-036-014-11	4970 102ND AVE	9/6/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$83,000	51.88	\$166,098	\$30,100	\$129,900	\$113,049	1.149	1352		\$96 PAVED	3.194 DOUBLE WIDE	26480		PAVED	401	65	
Totals:			\$2,507,500			\$2,507,500	\$1,263,900		\$2,528,228		\$1,572,021	\$1,330,906				\$80	0.017						
									Sale. Ratio =>	50.40	E.C.F. =>			1.181	Std. Deviation=>			0.271					
									Std. Dev. =>	9.81	Ave. E.C.F. =>			1.181	Ave. Variance=>			17.500	Coefficient of Var=>	14.818			

PULLMAN ECF ANALYSIS

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
12-009-037-00	854 55TH ST	10/2/2023	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$61,300	49.84	\$122,677	\$46,061	\$76,939	\$70,033	1.099	1216		\$63 PULLM	2.102	MOBILE HOME	\$28,000		PULLMAN < 1 ACRE	401	70
12-700-025-00	5589 SOUTH AVE	5/12/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$76,400	50.93	\$152,813	\$41,182	\$108,818	\$102,039	1.066	1584		\$69 PULLM	1.116	2 STORY	\$23,500		PULLMAN < 1 ACRE	401	55
12-700-123-00	5587 NORTH AVE	10/20/2022	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$63,700	50.96	\$127,473	\$24,532	\$100,468	\$94,096	1.068	1532		\$66 PULLM	0.987	1 STORY	\$17,500		PULLMAN < 1 ACRE	401	45
Totals:			\$398,000			\$398,000	\$201,400		\$402,963		\$286,225	\$266,168				\$66		0.223					
						Sale. Ratio =>		50.60	E.C.F. =>		1.075	Std. Dev. =>		0.64	Std. Deviation=>		0.018	Ave. Variance=>		1.402	Coefficient of Var=>		1.301

SPECULATOR PLAT ECF ANALYSIS

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
12-183-005-00	5272 109TH AVE	9/19/2023	\$49,000	LC	03-ARM'S LENGTH	\$49,000.00	\$24,600	50.20	\$49,255	\$5,100	\$43,900	\$42,012	1.045	460		\$95 SP	0.395	1 STORY	4080		SPECULATOR PLATS	401	60
12-453-001-00	1110 BALMORAL	11/2/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000.00	\$85,500	48.86	\$171,091	\$20,730	\$154,270	\$146,529	1.053	1408		\$110 SP	0.395	1 STORY	18360		SPECULATOR PLATS	401	90
Totals:			\$224,000			\$224,000.00	\$110,100		\$220,346		\$198,170	\$188,541				\$103	0.219						
						Sale. Ratio =>		49.15	E.C.F. =>		1.051	Std. Deviation=>		0.006			0.395	Coefficient of Var=>		0.377			
						Std. Dev. =>		0.95	Ave. E.C.F. =>		1.049	Ave. Variance=>											

WFTLS.WATER FRONT LOWER SCOTT LAKE

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parc 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	\$150,100	52.67	\$300,278	\$120,388	\$164,612	\$123,466	1.333	2384	69.04865772	WFTLS	3.52	DOUBLE WIDE	\$117,928	WATER FRONT LOWER SCOTT LAKE	401	48
12-630-158-00	1017 LAKE ST	7/29/2021	\$171,000	WD	03-ARM'S LENGTH	\$186,185	\$99,300	53.33	\$198,653	\$108,984	\$77,201	\$61,544	1.254	960	80.41770833	WFTLS	11.41	1 STORY	\$107,200	WATER FRONT LOWER SCOTT LAKE	401	45
12-630-161-00	1023 LAKE ST	6/2/2021	\$187,000	WD	03-ARM'S LENGTH	\$211,871	\$103,900	49.04	\$207,770	\$109,510	\$102,361	\$67,440	1.518	1044	98.04693487	WFTLS	14.93	1 STORY	\$107,200	WATER FRONT LOWER SCOTT LAKE	401	49
Totals:			\$643,000			\$683,056	\$353,300		\$706,701		\$344,174	\$252,450			82.50443364		0.52					
						Sale. Ratio =>			51.72			E.C.F. =>	1.369		Std. Deviation=>		0.14					
						Std. Dev. =>			2.31			Ave. E.C.F. =>	1.368		Ave. Variance=>		9.95	Coefficient of Var=>		7.27		

NOTE: SALES STUDY PERIOD EXTENDED TO ALLOW FOR ADDITIONAL MARKET DATA. MARKET
ADJUSTMENT APPLIED TO REFLECT MARKET VALUE AS OF 04/01/2022.

WATERFRONT OSTERHOUT ECF ANALYSIS

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
12-790-006-00	161 51ST ST	10/18/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$207,200	49.33	\$414,371	\$158,461	\$261,539	\$169,814	1.540	1100	\$237.76	WFTO	3.987	BI-LEVEL	\$155,186		WATER FRONT OSTERHOUT LAKE	401	70
12-790-027-00	5095 LAKE DR	12/4/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$167,800	50.85	\$335,612	\$154,080	\$175,920	\$120,459	1.460	1240	\$141.87	WFTO	3.987	1 STORY	\$150,180		WATER FRONT OSTERHOUT LAKE	401	64
Totals:			\$750,000			\$750,000	\$375,000		\$749,983		\$437,459	\$290,273				\$189.82	0.678						
						Sale. Ratio =>		50.00			E.C.F. =>		1.507	Std. Deviation=>		0.056							
						Std. Dev. =>		1.07			Ave. E.C.F. =>		1.500	Ave. Variance=>		3.987	Coefficient of Var=>		2.657				

WATERFRONT UPPER SCOTT LAKE ECF ANALYSIS

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.				
12-010-059-00	109TH AVE	10/24/2022	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$162,400	49.21	\$324,773	\$128,510	\$201,490	\$138,898	1.451	1456		\$138.39	WFTUS	2.92	DOUBLE WIDE	\$127,100		WATER FRONT UPPER SCOTT LAKE	401	57			
12-742-001-00	5321 NADEAU DR	9/13/2024	\$477,500	WD	03-ARM'S LENGTH	\$477,500	\$241,400	50.55	\$482,744	\$126,602	\$350,898	\$252,047	1.392	2480		\$141.49	WFTUS	2.92	2 STORY	\$124,982		WATER FRONT UPPER SCOTT LAKE	401	60			
		Totals:	\$807,500			\$807,500	\$403,800		\$807,517		\$552,388	\$390,945				\$139.94		0.85									
								Sale. Ratio =>	50.01									E.C.F. =>	1.413	Std. Deviation=>		0.04					
								Std. Dev. =>	0.95									Ave. E.C.F. =>	1.421	Ave. Variance=>		2.92	Coefficient of Var=>		2.06		

NOTE: SALES STUDY PERIOD EXTENDED TO ALLOW FOR ADDITIONAL MARKET DATA