

2024 BURDELL LAKE LOTS ECF

| 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   | S/Sq.Ft.       | ECF Area | Dev. by Mean (%)           | Building Style     | Land Value                     | Land Table        | Property Class   |
|----------------|-------------------|-----------|------------------|--------|-----------------|------------------|------------------|---------------|--------------------------|--------------|------------------|------------------|--------------------------|--------------|----------------|----------|----------------------------|--------------------|--------------------------------|-------------------|------------------|
| 01 027 034 01  | 19024 SUNSET DR   | 07/27/22  | \$130,000        | WD     | 03-ARM'S LENGTH | \$130,000        | \$39,200         | 30.15         | \$95,768                 | \$29,765     | \$100,235        | \$74,102         | 1.353                    | 796          | \$125.92       | 4500     | 46.5415                    | RANCH              | \$27,095                       | BURDELL LAKE LOTS | 401              |
| 01 035 017 00  | 18935 200TH AVE   | 09/03/21  | \$175,000        | LC     | 03-ARM'S LENGTH | \$175,000        | \$64,700         | 36.97         | \$159,783                | \$21,884     | \$153,116        | \$154,820        | 0.989                    | 1,271        | \$120.47       | 4500     | 10.1744                    | RANCH              | \$14,900                       | BURDELL LAKE LOTS | 401              |
| 01 100 005 00  | 19233 200TH AVE   | 04/21/22  | \$30,000         | WD     | 03-ARM'S LENGTH | \$30,000         | \$9,500          | 31.67         | \$21,759                 | \$10,302     | \$19,698         | \$13,543         | 1.455                    | 552          | \$35.68        | 4500     | 56.7275                    | RANCH              | \$7,500                        | BURDELL LAKE LOTS | 401              |
| 01 100 042 03  | 19240 TAMARACK ST | 12/14/21  | \$89,900         | WD     | 03-ARM'S LENGTH | \$89,900         | \$33,100         | 36.82         | \$88,761                 | \$8,480      | \$81,420         | \$94,895         | 0.858                    | 1,352        | \$60.22        | 4500     | 2.9249                     | RANCH              | \$5,671                        | BURDELL LAKE LOTS | 401              |
| 01 200 005 00  | 21279 N CREST DR  | 06/23/22  | \$186,000        | WD     | 03-ARM'S LENGTH | \$186,000        | \$49,700         | 26.72         | \$123,365                | \$17,527     | \$168,473        | \$118,825        | 1.418                    | 1,152        | \$146.24       | 4500     | 53.0577                    | TWO-STORY          | \$15,880                       | BURDELL LAKE LOTS | 401              |
| 01 501 005 00  | 21068 N CREST DR  | 08/10/21  | \$44,900         | MLC    | 03-ARM'S LENGTH | \$44,900         | \$19,700         | 43.88         | \$52,602                 | \$7,429      | \$37,471         | \$53,396         | 0.702                    | 997          | \$37.58        | 4500     | 18.5495                    | RANCH              | \$5,910                        | BURDELL LAKE LOTS | 401              |
| 01 501 028 00  | 21271 PARKVIEW RD | 05/04/21  | \$35,860         | WD     | 03-ARM'S LENGTH | \$35,860         | \$27,900         | 77.80         | \$77,306                 | \$6,140      | \$29,720         | \$84,121         | 0.353                    | 1,596        | \$18.62        | 4500     | 53.3949                    | RANCH              | \$5,910                        | BURDELL LAKE LOTS | 401              |
| 01 501 028 00  | 21271 PARKVIEW RD | 10/31/22  | \$45,000         | LC     | 03-ARM'S LENGTH | \$45,000         | \$30,700         | 68.22         | \$72,440                 | \$6,533      | \$38,447         | \$84,121         | 0.457                    | 1,596        | \$24.09        | 4500     | 43.0205                    | RANCH              | \$6,330                        | BURDELL LAKE LOTS | 401              |
| 01 501 053 00  | 21025 HEWITT RD   | 08/16/22  | \$19,000         | WD     | 03-ARM'S LENGTH | \$19,000         | \$12,200         | 64.21         | \$28,534                 | \$10,403     | \$8,597          | \$21,431         | 0.401                    | 732          | \$11.74        | 4500     | 48.6112                    | RANCH              | \$9,620                        | BURDELL LAKE LOTS | 401              |
| <b>Totals:</b> |                   |           | <b>\$755,660</b> |        |                 | <b>\$755,660</b> | <b>\$286,700</b> |               | <b>\$720,718</b>         |              | <b>\$637,177</b> | <b>\$699,252</b> |                          |              | <b>\$64.51</b> |          | <b>2.3975</b>              |                    |                                |                   |                  |
|                |                   |           |                  |        |                 |                  |                  |               | <b>Sale. Ratio =&gt;</b> | <b>37.94</b> |                  |                  | <b>E.C.F. =&gt;</b>      | <b>0.911</b> |                |          | <b>Std. Deviation=&gt;</b> | <b>0.443286325</b> |                                |                   |                  |
|                |                   |           |                  |        |                 |                  |                  |               | <b>Std. Dev. =&gt;</b>   | <b>18.82</b> |                  |                  | <b>Ave. E.C.F. =&gt;</b> | <b>0.887</b> |                |          | <b>Ave. Variance=&gt;</b>  | <b>37.0002</b>     | <b>Coefficient of Var=&gt;</b> |                   | <b>41.702066</b> |

Market shows to use an ECF range between .353 & 1.455