

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.	
07-012-007-00	6010.5 122ND AVE	8/13/2021	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$487,100	53.527	\$974,277	\$176,060	\$733,940	\$494,865		1.483	2511	\$292	HLF	26.358	COTTAGE	\$168,000	HUTCHINS LAKE FRONT	401	92
07-460-023-00	2243 RECREATION DR	5/12/2023	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$266,700	46.383	\$533,320	\$364,089	\$210,911	\$104,917		2.010	1117	\$189	HLF	26.358	COTTAGE	\$360,000	HUTCHINS LAKE FRONT	401	60
Totals:						\$1,485,000	\$753,800		\$1,507,597		\$944,851	\$599,782				\$241		17.136					
								Sale. Ratio =>	50.761				E.C.F. =>	1.575	Std. Deviation=>	0.373							
								Std. Dev. =>	5.052				Ave. E.C.F. =>	1.747	Ave. Variance=>	26.358	Coefficient of Var=>	15.090					

NOTE: ECF Neighborhoods "Hutchins Canal Front" and "Hutchins Lake Front" analyzed in conjunction. Similar construction required for waterfront development. Sale study period extended to 06/01/2023 to allow for adequate capture of market data.

ECF APPLIED = 1.575