

MAES SYLVAN SHORES ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt	Asd/Adj. \$	Cur. Apprai	Land + Yarr	Bldg. Resid	Cost Man.	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Me	Building Sh	Use Code	Land Value	Appr. by Cr	Appr. Date	Other Parc	Land Table	Property Cl	Building	Depr.	
07-350-008-00	1232 SHORE CREST DR	6/29/2020	570000	WD	03-ARM'S I	570000	302300	53.03509	604644	172956	397044	431688	0.919748	3584	110.7824	MAES	6.704523	MULTI-STORY		168000	No	//		LAKE MICH	401	70		
07-350-020-00	1211 SHORE CREST DR	11/10/2020	460000	WD	03-ARM'S I	460000	238800	51.91304	477662	143000	317000	334662	0.947224	1853	171.0739	MAES	3.956846	RANCH		143000	No	//		LAKE MICH	401	78		
07-350-036-00	1242 HEMLOCK DR	9/28/2020	559000	WD	03-ARM'S I	559000	271900	48.64043	543605	221064	337936	325799	1.037253	2538	133.1505	MAES	5.04602	MULTI-STORY		193500	No	//	07-350-035	LAKE MICH	401	71		
07-350-041-00	1208 BEECH DR	5/28/2021	525000	WD	03-ARM'S I	525000	253000	48.19048	506054	131316	393684	374738	1.050558	2298	171.3159	MAES	6.376516	MULTI-STORY		127500	No	//		LAKE MICH	401	79		
07-350-059-00	7096 CREEKWOOD DR	8/31/2021	590000	WD	03-ARM'S I	590000	275300	46.66102	550697	171890	418110	378807	1.103755	2094	199.6705	MAES	11.69619	COTTAGE		122500	No	//		LAKE MICH	401	83		
07-350-060-00	1228 CREEKWOOD DR	10/7/2021	230000	WD	03-ARM'S I	230000	118600	51.56522	237111	185500	44500	51611	0.862219	594	74.91582	MAES	12.45735	RANCH		185000	No	//		LAKE MICH	401	55		
Totals:			2934000			2934000	1459900		2919773		1908274	1897305				143.4848												
						Sale. Ratio	49.75801					E.C.F. =>	1.005781			Std. Deviat	0.091511											
						Std. Dev. =	2.513683					Ave. E.C.F.	0.986793			Ave. Variar	7.706241											Coefficient 7.809381