

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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
002-019-005-0280	268 E NESTEL RD	10/25/23	\$320,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$320,000	\$156,300	48.84	\$418,217	\$90,956	\$229,044	\$251,739	0.910	2,368	\$96.72	LKJSL	36.2626	RANCH	\$66,460	002-019-005-0260	SHADOW LAKE/CREEK	401
002-019-005-1060	418 E SHADOW LAKE RD	07/22/22	\$369,500	WD	03-ARM'S LENGTH	\$369,500	\$153,600	36.46	\$376,194	\$156,881	\$241,019	\$168,702	1.429	1,680	\$143.46	LKJSL	15.6192	RANCH	\$155,697		SHADOW LAKE/CREEK	401
002-019-006-0102	22 E NESTEL RD	05/24/22	\$360,222	WD	19-MULTI PARCEL ARM'S LENGTH	\$360,222	\$122,500	34.01	\$454,244	\$155,589	\$234,223	\$237,119	0.988	1,972	\$125.12	LKJSL	28.4645	RANCH	\$112,063	002-019-006-0101	LK JAMES	401
002-036-016-0283	5945 QUAIL DR	09/10/24	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$139,900	39.69	\$308,498	\$61,850	\$290,650	\$189,729	1.532	1,248	\$232.89	WSTFL	25.9447	1 1/2 STORY	\$59,163		WTWIN LAKE	401
002-500-303-0000	3048 WOODCOCK WAY	12/02/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$56,700	23.63	\$211,199	\$27,757	\$212,243	\$141,109	1.504	1,680	\$126.34	LKJSL	23.1632	RANCH	\$25,265		LK JAMES	401
Totals:			\$1,672,622			\$1,672,622	\$629,200		\$1,790,352		\$1,207,189	\$988,399			\$144.91		5.1115					
						Sale Ratio >>		37.62				E.C.F. >>	1.221		Std. Deviation >>	0.29911641						
						Std. Dev. >>		9.18				Ave. E.C.F. >>	1.272		Ave. Variance >>	25.8908	Coefficient of Var>>	20.34687352				

2026 LAKE JAMES, SHADOW LAKE & WTWIN LAKE ECF
UTILIZED & APPLIED: 1.221

DUE TO LACK OF SALES INFORMATION FOR THESE THREE NEIGHBORHOODS, OLDER SALES FROM OUTSIDE OF THE SALES STUDY PERIOD WERE UTILIZED TO DETERMINE VALUE.

OUTLIERS:

002-019-006-0040	333 E SHADOW LAKE RD	01/17/23	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$119,800	96.61	\$465,375	\$27,552	\$96,448	\$290,633	0.332	1,806	\$49.82	LKJSL	33.1855	1 1/2 STORY	\$26,573		SHADOW LAKE/CREEK	401
002-500-004-0000	3056 WOODCOCK WAY	02/23/23	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$53,100	22.79	\$191,467	\$36,980	\$194,020	\$117,321	1.654	1,440	\$134.74	LKJSL	385.3757	RANCH	\$34,147		LK JAMES	401
002-019-006-0061	74 E NESTEL RD	08/12/22	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$66,400	23.97	\$229,739	\$76,286	\$200,714	\$118,041	1.700	1,392	\$144.19	LKJSL	170.0379	RANCH	\$66,070		LK JAMES	401