

12 Subs North West of Diamond Lake 2022

Land Table:260:Happy Homes Sub, 270.Diamond Meadow Sub.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
14-040-260-029-00	22361 HAPPY DR	09/01/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$71,700	49.45	\$138,107	\$26,632	\$19,739	98.7	\$270
14-040-270-011-00	61207 MARY LOU	09/09/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$65,300	50.23	\$129,108	\$45,493	\$44,601	223.0	\$204
14-040-260-037-01	22385 HAPPY DR	02/03/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$0	0.00	\$108,486	\$72,090	\$30,576	152.9	\$472
14-040-270-002-00	61259 FRANCES S	12/30/21	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$76,800	30.42	\$158,491	\$149,089	\$55,080	162.0	\$920
Totals:			\$677,500			\$677,500	\$213,900		\$534,192	\$293,304	\$149,996	636.6	
							Sale. Ratio =>	31.56					
							Std. Dev. =>	23.54					
							Average						
							per FF=>						
												Use	\$460
													\$461

12 Subs North West of Diamond Lake ECF 2023

Land Table:260.Happy Homes Sub, 270.Diamond Meadow Sub.

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.
14-040-260-036-00	22401 HAPPY DR	07/30/20	\$210,000	WD	03-ARMI'S LENGTH	\$210,000	\$112,800	53.71	\$220,561	\$19,622	\$190,378	\$298,129	0.639
14-040-260-019-00	22424 HAPPY DR	12/14/20	\$95,500	WD	03-ARMI'S LENGTH	\$95,500	\$76,300	79.90	\$150,815	\$34,659	\$60,841	\$172,338	0.353
14-040-260-029-00	22361 HAPPY DR	09/01/20	\$145,000	WD	03-ARMI'S LENGTH	\$145,000	\$71,700	49.45	\$138,107	\$20,183	\$124,817	\$174,961	0.713
14-040-270-011-00	61207 MARY LOU	09/09/20	\$130,000	WD	03-ARMI'S LENGTH	\$130,000	\$65,300	50.23	\$129,108	\$45,101	\$84,899	\$124,639	0.681
14-040-260-037-01	22385 HAPPY DR	02/03/21	\$150,000	WD	03-ARMI'S LENGTH	\$150,000	\$0	0.00	\$108,486	\$30,576	\$119,424	\$115,593	1.033
14-040-270-002-00	61259 FRANCES ST	12/30/21	\$252,500	WD	03-ARMI'S LENGTH	\$252,500	\$76,800	30.42	\$158,491	\$55,080	\$197,420	\$146,267	1.350

Totals:

\$983,000

\$983,000

\$402,900

40.99

\$905,568

\$30,576

\$777,779

\$1,031,929

0.754

Sale. Ratio =>

40.99

\$905,568

\$30,576

\$777,779

\$1,031,929

0.754

Std. Dev. =>

26.73

\$905,568

\$30,576

\$777,779

\$1,031,929

0.795

E.C.F. =>

0.754

Ave. E.C.F. =>

0.795

Use

0.754