

Parcel Number	reest. Addr	Sale Date	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.				
4703-24-300-028	7149 DRIF	05/24/22	\$579,000	\$273,200	47.18	\$699,335	\$109,413	\$469,587	\$453,786	1.035				
4703-24-301-004	7316 DRIF	02/15/22	\$785,000	\$273,400	34.83	\$811,902	\$259,306	\$525,694	\$425,074	1.237				
4703-24-301-015	7238 DRIF	04/21/21	\$725,000	\$288,000	39.72	\$939,114	\$349,973	\$375,027	\$453,185	0.828				
4703-24-301-018	7218 DRIF	07/02/21	\$630,000	\$227,300	36.08	\$692,236	\$216,042	\$413,958	\$366,303	1.130				
4703-24-302-001	7243 DRIF	03/23/23	\$430,000	\$169,300	39.37	\$421,668	\$78,720	\$351,280	\$263,806	1.332				
4703-24-400-016	7376 DRIF	06/30/21	\$840,000	\$356,000	42.38	\$1,061,319	\$344,418	\$495,582	\$551,462	0.899				
4703-24-401-013	7484 DRIF	05/26/21	\$825,000	\$310,500	37.64	\$847,267	\$271,035	\$553,965	\$443,255	1.250				
4703-24-401-020	7400 DRIF	05/21/21	\$665,000	\$234,600	35.28	\$741,472	\$264,152	\$400,848	\$367,169	1.092				
4703-24-402-065	7037 DRIF	08/05/22	\$829,000	\$418,200	50.45	\$1,078,788	\$100,000	\$729,000	\$752,914	0.968				
4703-24-403-001	7601 DRIF	10/29/21	\$439,900	\$141,900	32.26	\$533,218	\$68,801	\$371,099	\$357,244	1.039				
4703-24-403-002	7535 DRIF	03/25/22	\$500,000	\$189,800	37.96	\$490,143	\$62,851	\$437,149	\$328,686	1.330				
<b>Totals:</b>									<b>\$7,247,900</b>	<b>\$2,882,200</b>	<b>\$8,316,462</b>	<b>\$5,123,189</b>	<b>\$4,762,885</b>	<b>E.C.F. =&gt; 1.076</b>
									<b>Sale. Ratio =&gt; 39.77</b>	<b>Ave. E.C.F. =&gt; 1.103</b>				
									<b>Std. Dev. =&gt; 5.45</b>					

0.828  
 0.899  
 0.968  
 1.035  
 1.0397  
 1.092  
 1.130  
 1.237  
 1.330  
 1.332  
 10.89/10  
 1.069  
 Mewer

2023 was  
 1.3  
 Median  
 1.069

Love  
 Shunt



Parcel Number	Acct Addr.	Sale Date	Adj. Sale \$	%sd. when Sold	Adj. St. Cur.	Appraisal Land Residual	Est. Land Value	ffec. Fron	Depth	Dollars/Ft	Actual	Froarcelte Group			
4703-24-403-001	7601 DRI	10/29/21	\$439,900	\$141,900	32.26	\$574,499	\$110,082	137.6	110.0	(\$178)	-214.00	ow			
4703-24-403-002	7535 DRI	03/25/22	\$500,000	\$189,800	37.96	\$527,854	\$72,708	125.7	183.0	\$578	-110.00	ow			
4703-24-402-043	DRIFTWC	06/14/21	\$120,000	\$25,000	20.83	\$100,000	\$120,000	260.0	151.0	\$462	-135.00	044 ow/np			
4703-24-402-065	7037 DRI	08/05/22	\$829,000	\$418,200	50.45	\$1,078,788	\$92,600	303.0	197.0	\$306	-303.00	ow/np			
4703-24-300-028	7149 DRI	05/24/22	\$579,000	\$273,200	47.18	\$735,806	(\$10,922)	182.4	428.0	(\$60)	120.00	pond			
4703-24-302-001	7243 DRI	03/23/23	\$430,000	\$169,300	39.37	\$447,908	\$87,052	201.8	702.0	\$431	100.00	pond			
4703-24-302-003	DRIFTWC	05/07/21	\$80,000	\$41,300	51.63	\$110,054	\$80,000	137.6	466.0	\$582	-80.00	pond			
4703-24-301-004	7316 DRI	02/15/22	\$785,000	\$273,400	34.83	\$811,902	\$232,404	99.7	135.0	\$2,330	-86.00	wf			
4703-24-301-015	7238 DRI	04/21/21	\$725,000	\$288,000	39.72	\$939,114	\$124,900	130.4	296.0	\$958	-159.00	wf			
4703-24-301-018	7218 DRI	07/02/21	\$630,000	\$227,300	36.08	\$692,236	\$153,806	83.1	149.0	\$1,851	-59.00	wf			
4703-24-400-016	7376 DRI	06/30/21	\$840,000	\$356,000	42.38	\$1,061,319	\$118,442	163.3	205.0	\$725	-200.00	wf			
4703-24-401-013	7484 DRI	05/26/21	\$825,000	\$310,500	37.64	\$847,267	\$248,768	104.2	162.0	\$2,386	-86.00	wf			
4703-24-401-020	7400 DRI	05/21/21	\$665,000	\$234,600	35.28	\$741,472	\$187,680	101.6	200.0	\$1,847	-103.00	wf			
4703-24-402-029	DEAN RD	08/17/22	\$375,000	\$112,800	30.08	\$266,525	\$375,000	113.9	228.0	\$3,292	-104.00	wf			
<b>Totals:</b>											<b>\$7,822,900</b>	<b>\$3,061,300</b>	<b>\$1,857,921</b>	<b>\$2,727,377</b>	<b>2,144.4</b>
											<b>Average</b>				
											<b>Sale. Ratio =&gt;</b>	<b>39.13</b>			
											<b>Std. Dev. =&gt;</b>	<b>8.13</b>			
											<b>per FF=&gt;</b>	<b>\$866</b>			

off wak  
Lake Shanon

2178  
306  
462  
578  
13413  
419 near

21 bank sold  
10/20/22

pond  
ff

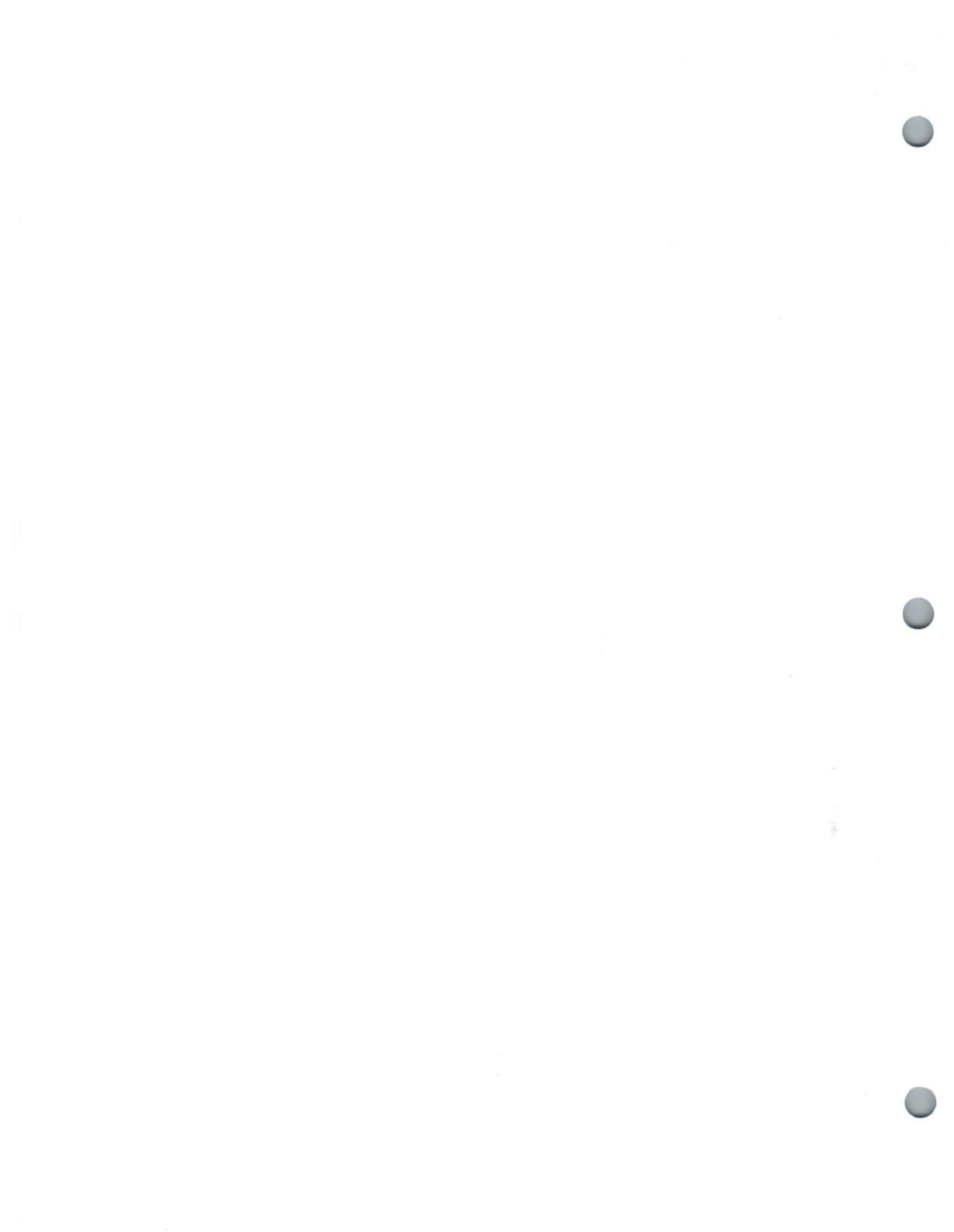
116 bank  
sold  
10/12/22  
\$680

4705  
Need for  
Narrower

wakefront

181  
188  
2330  
2380  
2920  
3  
13389  
1913 near

116 bank  
10/20/22



2024db lk shannon lv beg corrected

Parcel Number	Street Addr.	Sale Date	Adj. Sale \$	Sold when Sold	Adj. St. Cur.	Appraisal Land Residual	Est. Land Value	Effec. Fron	Depth	Dollars/F-Actual	Froarcelite Group
4703-24-403-001	7601 DRI	10/29/21	\$439,900	\$141,900	32.26	\$574,499	(\$24,517)	137.6	110.0	(\$178)	ow
4703-24-403-002	7535 DRI	03/25/22	\$500,000	\$189,800	37.96	\$527,854	\$72,708	125.7	183.0	\$578	ow
4703-24-402-043	DRIFTWC	06/14/21	\$120,000	\$25,000	20.83	\$100,000	\$120,000	146.3	151.0	\$820	ow/np
4703-24-402-065	7037 DRI	08/05/22	\$829,000	\$418,200	50.45	\$1,078,788	(\$149,788)	303.0	197.0	(\$494)	ow/np
4703-24-300-028	7149 DRI	05/24/22	\$579,000	\$273,200	47.18	\$735,806	(\$10,922)	182.4	428.0	(\$60)	pond
4703-24-302-001	7243 DRI	03/23/23	\$430,000	\$169,300	39.37	\$447,908	\$87,052	201.8	702.0	\$431	pond
4703-24-302-003	DRIFTWC	05/07/21	\$80,000	\$41,300	51.63	\$110,054	\$80,000	137.6	466.0	\$582	pond
4703-24-301-004	7316 DRI	02/15/22	\$785,000	\$273,400	34.83	\$811,902	\$232,404	99.7	135.0	\$2,330	wf
4703-24-301-015	7238 DRI	04/21/21	\$725,000	\$288,000	39.72	\$939,114	\$124,900	130.4	296.0	\$958	wf
4703-24-301-018	7218 DRI	07/02/21	\$630,000	\$227,300	36.08	\$692,236	\$153,806	83.1	149.0	\$1,851	wf
4703-24-400-016	7376 DRI	06/30/21	\$840,000	\$356,000	42.38	\$1,061,319	\$118,442	163.3	205.0	\$725	wf
4703-24-401-013	7484 DRI	05/26/21	\$825,000	\$310,500	37.64	\$847,267	\$248,768	104.2	162.0	\$2,386	wf
4703-24-401-020	7400 DRI	05/21/21	\$665,000	\$234,600	35.28	\$741,472	\$187,680	101.6	200.0	\$1,847	wf
4703-24-402-029	DEAN RD	08/17/22	\$375,000	\$112,800	30.08	\$266,525	\$375,000	113.9	228.0	\$3,292	wf
<b>Totals:</b>			<b>\$7,822,900</b>	<b>\$3,061,300</b>		<b>\$8,934,744</b>	<b>\$1,615,533</b>	<b>\$2,727,377</b>	<b>2,030.7</b>	<b>Average</b>	
			<b>Sale. Ratio =&gt;</b>	<b>39.13</b>	<b>per FF=&gt;</b>		<b>\$796</b>				
			<b>Std. Dev. =&gt;</b>	<b>8.13</b>							

178 >  
306  
578  
820

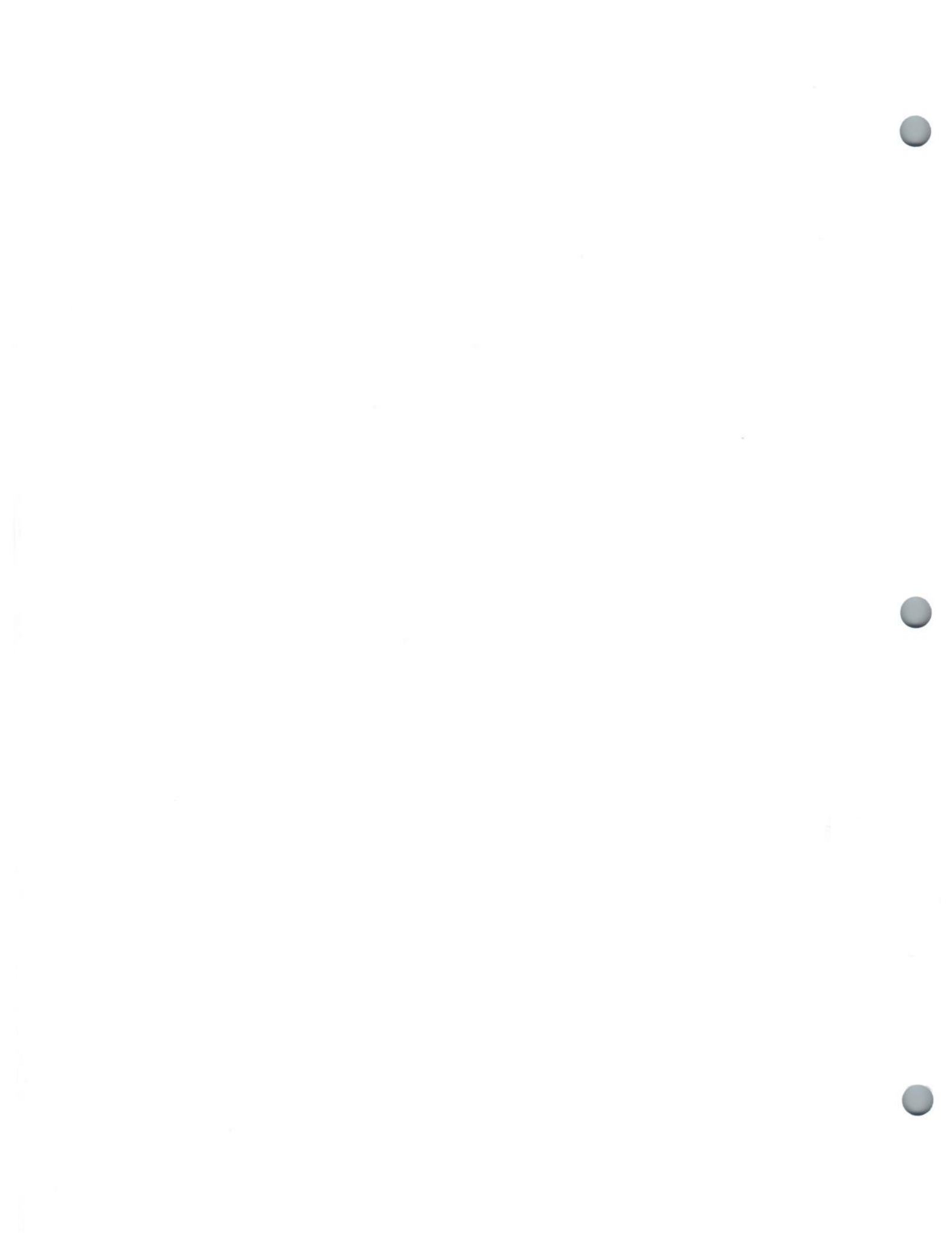
Handwritten notes: 316, 13, 316, 92600, etc.

Handwritten notes: 178 > 306 578 820

Handwritten notes: D Coanville, 52600, Next to W, Review

Handwritten notes: P, Next to W, Review

Handwritten notes: 4703-24-301-004, 4703-24-301-015, 4703-24-301-018, 4703-24-400-016, 4703-24-401-013, 4703-24-401-020, 4703-24-402-029



2024db lk shannon ecf beg

Sale Date	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
05/24/22	\$579,000	\$273,200	47.18	\$735,806	\$145,884	\$433,116	\$453,786	0.954	2,863	\$151.28	00001
02/15/22	\$785,000	\$273,400	34.83	\$811,902	\$259,306	\$525,694	\$425,074	1.237	2,352	\$223.51	00001
04/21/21	\$725,000	\$288,000	39.72	\$939,114	\$349,973	\$375,027	\$453,185	0.828	2,255	\$166.31	00001
07/02/21	\$630,000	\$227,300	36.08	\$692,236	\$216,042	\$413,958	\$366,303	1.130	1,296	\$319.41	00001
03/23/23	\$430,000	\$169,300	39.37	\$447,908	\$104,960	\$325,040	\$263,806	1.232	1,722	\$188.76	00001
06/30/21	\$840,000	\$356,000	42.38	\$1,061,319	\$344,418	\$495,582	\$551,462	0.899	4,141	\$119.68	00001
05/26/21	\$825,000	\$310,500	37.64	\$847,267	\$271,035	\$553,965	\$443,255	1.250	2,207	\$251.00	00001
05/21/21	\$665,000	\$234,600	35.28	\$741,472	\$264,152	\$400,848	\$367,169	1.092	1,596	\$251.16	00001
08/05/22	\$829,000	\$418,200	50.45	\$1,078,788	\$100,000	\$729,000	\$752,914	0.968	2,944	\$247.62	00001
10/29/21	\$439,900	\$141,900	32.26	\$574,499	\$110,082	\$329,818	\$357,244	0.923	2,903	\$113.61	00001
03/25/22	\$500,000	\$189,800	37.96	\$527,854	\$100,562	\$399,438	\$328,686	1.215	2,005	\$199.22	00001
<b>Totals:</b>	<b>\$7,247,900</b>	<b>\$2,882,200</b>	<b>39.77</b>	<b>\$8,458,165</b>		<b>\$4,981,486</b>	<b>\$4,762,885</b>	<b>1.046</b>		<b>\$202.87</b>	
		<b>Sale. Ratio =&gt;</b>	<b>39.77</b>			<b>E.C.F. =&gt;</b>		<b>1.046</b>		<b>Std. Deviat</b>	<b>0.1564621</b>
		<b>Std. Dev. =&gt;</b>	<b>5.45</b>			<b>Ave. E.C.F. =&gt;</b>		<b>1.066</b>		<b>Ave. Variat</b>	<b>#REF!</b>

