

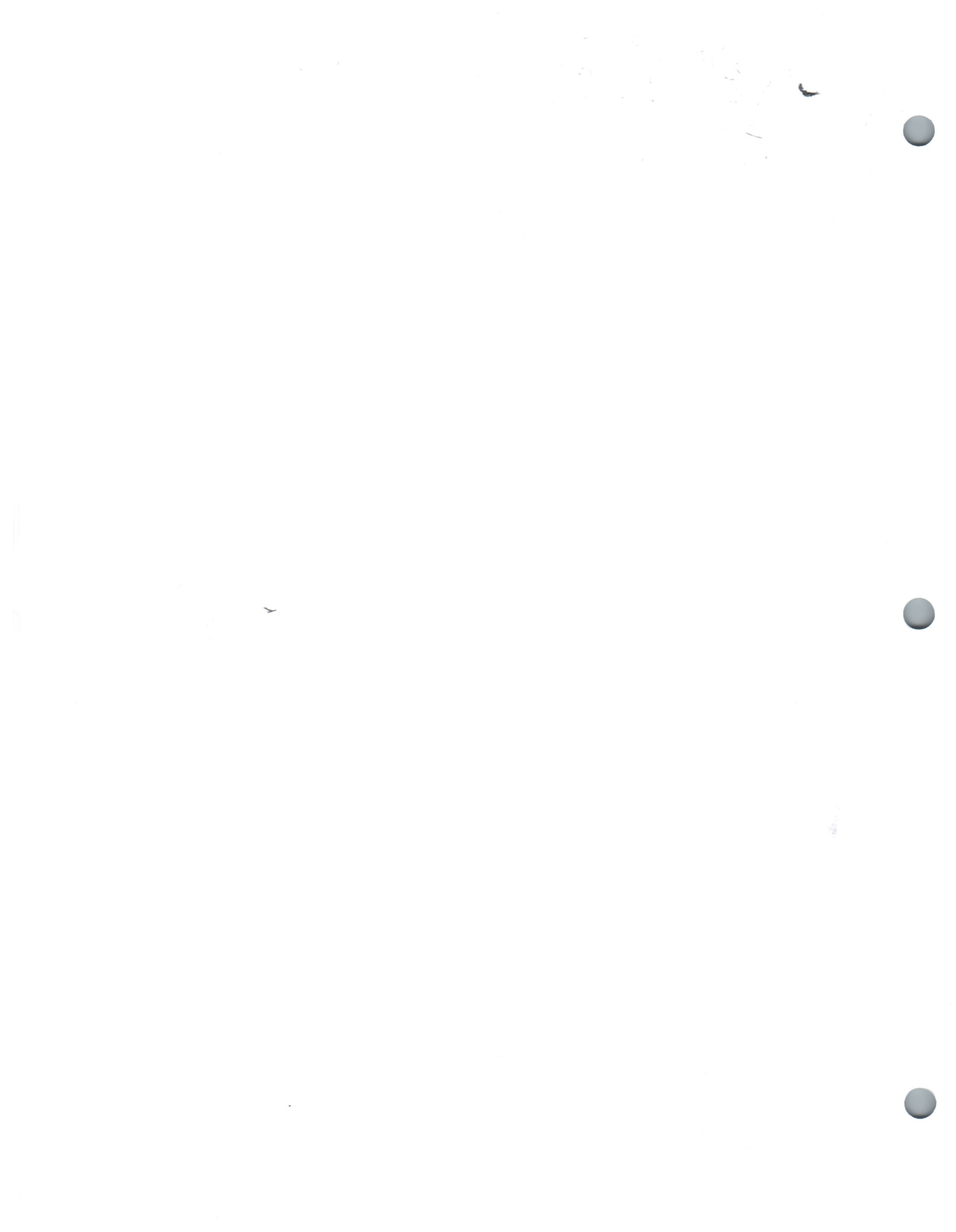
2024 lk shannon ecf

Parcel Number	reet Addr	Sale Date	Adj. Sale \$	Asd. when Sold	Adj. Sale	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				
Totals:									\$7,247,900	\$2,882,200	\$8,316,462	\$5,123,189	\$4,762,885	E.C.F. => 1.076
									Sale. Ratio => 39.77	Ave. E.C.F. => 1.103				
									Std. Dev. => 5.45					

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
 Shantel



Parcel Number	Acct Addr.	Sale Date	Adj. Sale \$	%sd. when Sold	Adj. St. Cur.	Appraisal Land Residual	St. Land Val	Diffec. From	Depth	Dollars/F	Factual	Froarcelite	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	\$100,562	125.7	183.0	\$578	-110.00	ow					
4703-24-402-043	DRIFTWC	06/14/21	\$120,000	\$25,000	20.83	\$100,000	\$100,000	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					
Totals:										\$7,822,900	\$3,061,300	\$8,934,744	\$1,857,921	\$2,727,377	2,144.4		
										Average							
										Sale. Ratio =>	39.13						
										Std. Dev. =>	8.13						
										per FF=>		\$866					

off wak
Lake Shanon

2178
306
462
578
13403=
1419 near

21 bank 506
10/28/20

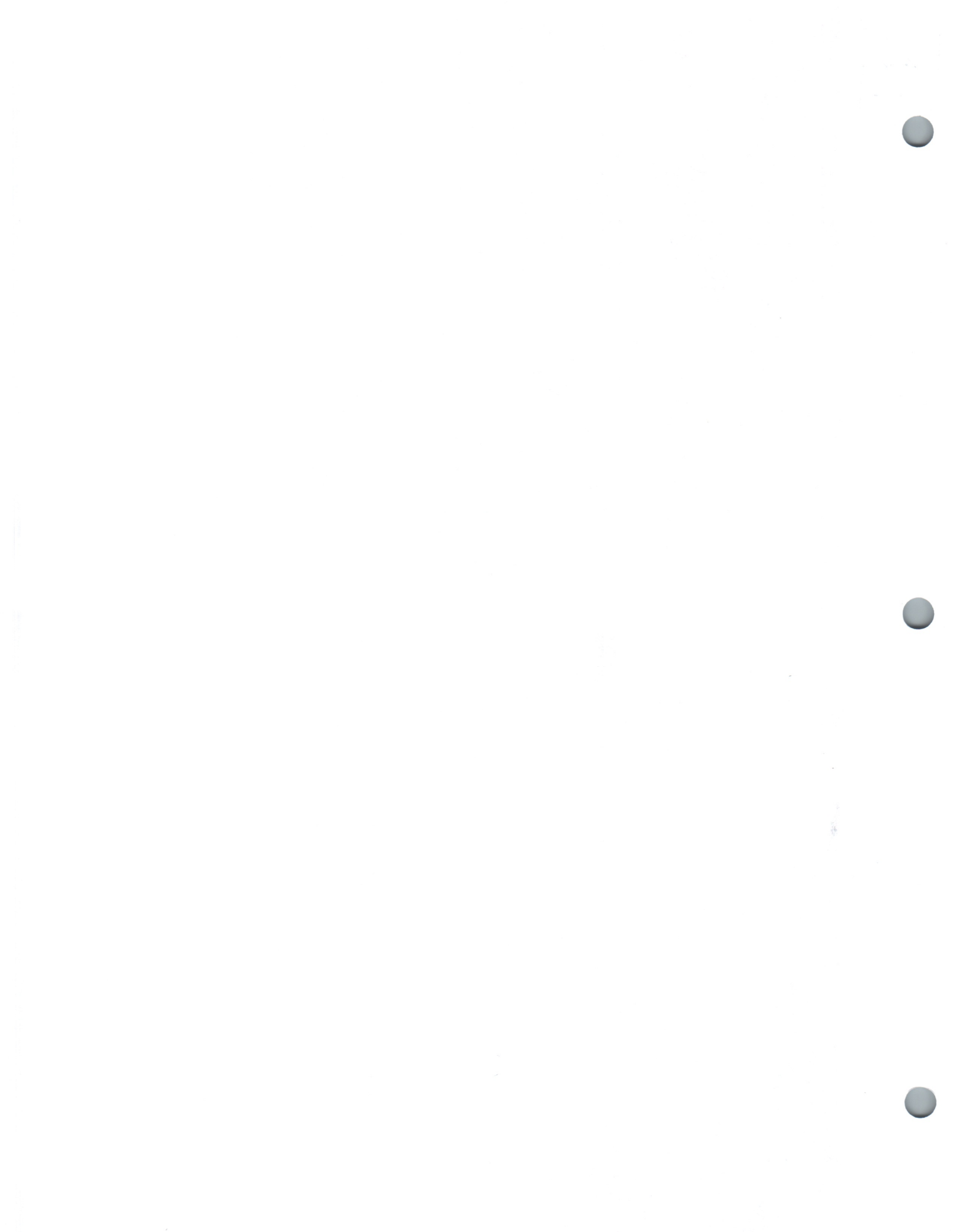
5015
Newport

pond
FF
116000
5015
4680

water front

181
188
2330
2380
2720
13389
1913 near

116000
10/28/20



2024db lk shannon lv beg corrected

Parcel Number	Acct Addr.	Sale Date	Adj. Sale \$	Isd. when Sold	Adj. Sd. Cur.	Appraisal Land Residual	Est. Land Value	Effec. Fron	Depth	Dollars/F-ctual	Froarcelite 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)	ow
4703-24-403-002	7535 DRI	03/25/22	\$500,000	\$189,800	37.96	\$527,854	\$100,562	125.7	183.0	\$578	ow
4703-24-402-043	DRIFTWC	06/14/21	\$120,000	\$25,000	20.83	\$100,000	\$100,000	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	\$100,000	303.0	197.0	(\$494)	ow/np
4703-24-300-028	7149 DRI	05/24/22	\$579,000	\$273,200	47.18	\$735,806	\$145,884	182.4	428.0	(\$60)	pond
4703-24-302-001	7243 DRI	03/23/23	\$430,000	\$169,300	39.37	\$447,908	\$104,960	201.8	702.0	\$431	pond
4703-24-302-003	DRIFTWC	05/07/21	\$80,000	\$41,300	51.63	\$110,054	\$110,054	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	\$339,761	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

Totals: \$7,822,900 \$3,061,300 \$8,934,744 \$1,615,533 \$2,727,377 2,030.7
 Sale. Ratio => 39.13 Average
 Std. Dev. => 8.13 per FF=>

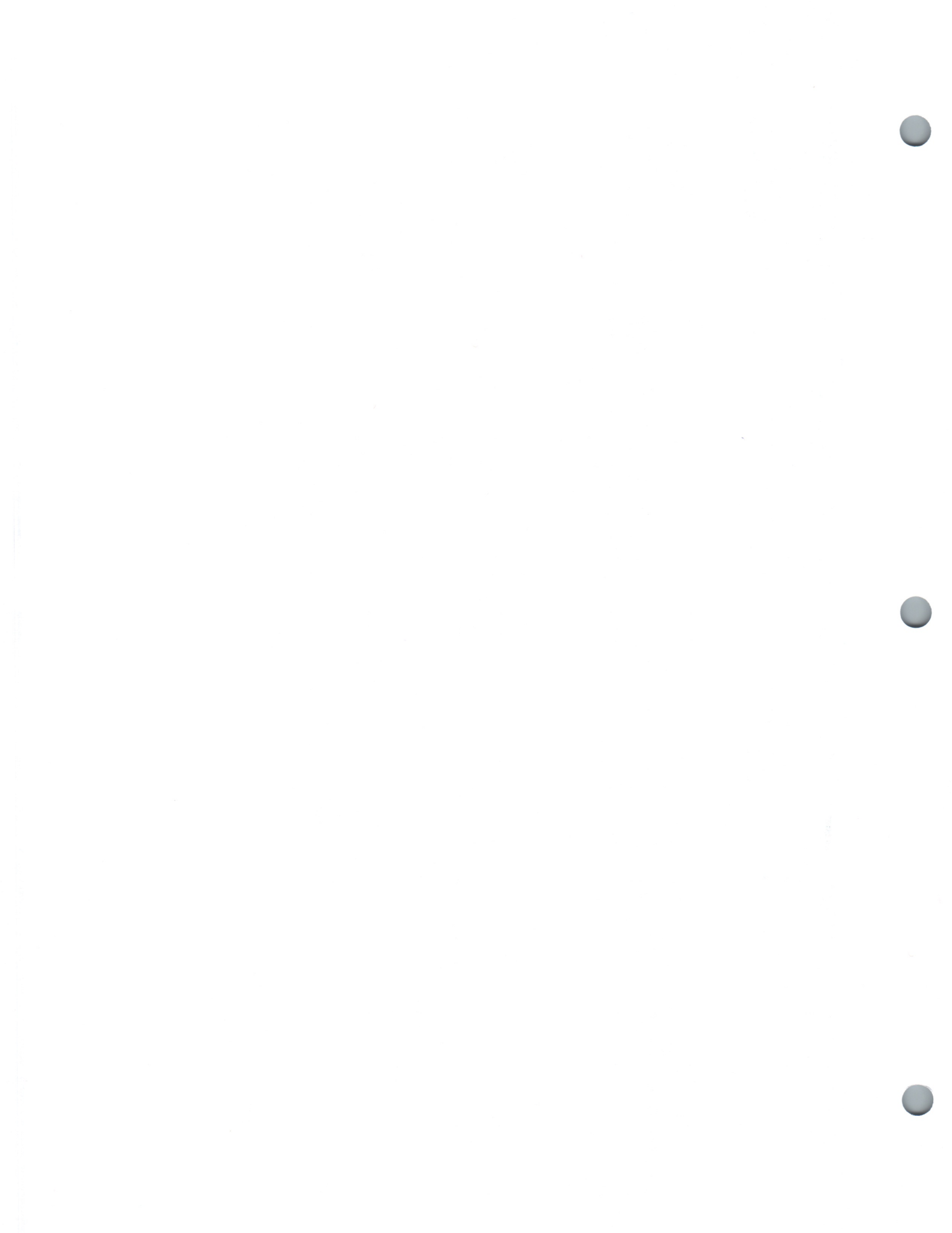
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Handwritten notes: 316, 13, 316

Handwritten note: 92600

Handwritten notes: P55, P56, P57, P58

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
Totals:	\$7,247,900	\$2,882,200		\$8,458,165		\$4,981,486	\$4,762,885			\$202.87	
		Sale. Ratio =>	39.77				E.C.F. =>	1.046			Std. Deviat 0.1564621
		Std. Dev. =>	5.45				Ave. E.C.F. =>	1.066			Ave. Variar #REF!

