

ECF-Gun Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-004-013-00	10862 HERMITAGE POINT RD	10/30/20	\$403,000	WD	24-PARTIAL ASSESSMENT	\$403,000	\$211,700	52.53	\$423,359	\$354,604	\$48,396	\$57,248	0.845
11-004-013-00	10862 HERMITAGE POINT RD	05/09/23	\$679,900	WD	24-PARTIAL ASSESSMENT	\$679,900	\$279,900	41.17	\$559,715	\$398,929	\$280,971	\$126,008	2.230
11-004-021-00	4246 TRAILS END RD	12/28/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$216,500	47.07	\$433,051	\$331,157	\$128,843	\$79,854	1.613
11-006-040-00	3781 ENGLAND DR	11/20/20	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$535,700	42.86	\$1,071,400	\$403,654	\$846,346	\$555,992	1.522
11-006-042-00	3775 ENGLAND DR	11/06/20	\$609,000	WD	03-ARM'S LENGTH	\$609,000	\$296,400	48.67	\$592,809	\$383,585	\$225,415	\$174,208	1.294
11-006-053-00	3769 ENGLAND DR	04/15/22	\$564,000	WD	24-PARTIAL ASSESSMENT	\$564,000	\$304,300	53.95	\$608,547	\$439,237	\$124,763	\$132,688	0.940
11-090-001-00	4212 E JOY RD	07/27/21	\$526,000	WD	24-PARTIAL ASSESSMENT	\$526,000	\$261,700	49.75	\$523,308	\$343,622	\$182,378	\$140,820	1.295
11-090-005-00	4150 E JOY RD	03/18/22	\$677,750	WD	03-ARM'S LENGTH	\$677,750	\$379,400	55.98	\$758,705	\$442,670	\$235,080	\$247,676	0.949
11-090-009-00	4118 E JOY RD	12/18/20	\$544,908	WD	24-PARTIAL ASSESSMENT	\$544,908	\$152,200	27.93	\$381,426	\$208,003	\$336,905	\$144,399	2.333
11-090-011-00	4106 E JOY RD	04/14/23	\$751,000	WD	03-ARM'S LENGTH	\$751,000	\$397,600	52.94	\$795,147	\$509,711	\$241,289	\$223,696	1.079
11-090-014-00	4106 W JOY RD	05/22/20	\$488,500	WD	24-PARTIAL ASSESSMENT	\$488,500	\$276,100	56.52	\$552,112	\$332,820	\$155,680	\$182,591	0.853
11-090-021-00	4176 W JOY RD	03/12/21	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$290,400	51.40	\$580,784	\$282,092	\$282,908	\$248,703	1.138
11-090-027-00	4222 W JOY RD	06/20/23	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$333,600	48.00	\$667,132	\$392,666	\$302,334	\$215,099	1.406
<b>Totals:</b>			<b>\$8,214,058</b>			<b>\$8,214,058</b>	<b>\$3,935,500</b>		<b>\$7,947,495</b>		<b>\$3,391,308</b>	<b>\$2,528,982</b>	
								<b>Sale. Ratio =&gt;</b>	<b>47.91</b>			<b>E.C.F. =&gt;</b>	<b>1.341</b>
								<b>Std. Dev. =&gt;</b>	<b>7.67</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.346</b>