

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
110-009-400-002-01	473 WHITE RD	03/27/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$141,800	50.64	\$314,390	\$215,347
110-080-000-021-00	444 LAKEWOODS DR	08/09/24	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$77,400	48.68	\$153,492	\$60,579
110-110-000-005-10	536 BIRCHWOOD LANE	05/08/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$82,200	63.23	\$162,168	\$45,001
110-170-000-003-00	234 ARBUTUS ST	06/02/23	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$35,800	43.66	\$70,984	\$32,000
110-170-000-009-00	228 ARBUTUS ST	08/25/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$46,200	36.09	\$111,780	\$25,000
110-171-000-011-00	555 LAKEVIEW DR	09/20/24	\$194,500	WD	03-ARM'S LENGTH	\$194,500	\$89,200	45.86	\$182,716	\$75,500
110-180-000-007-00	213 DENNIS ST	08/16/24	\$64,500	WD	03-ARM'S LENGTH	\$64,500	\$32,200	49.92	\$63,550	\$22,000
110-185-000-001-00	241 DENNIS ST	01/27/23	\$121,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$121,000	\$49,300	40.74	\$124,844	\$72,120
110-220-000-034-00	164 LOCKWOOD DR	09/06/23	\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$22,600	43.05	\$49,070	\$25,001
110-272-000-032-00	869 LAKESHORE DR	01/13/23	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$49,900	32.61	\$129,857	\$38,112
110-275-000-103-00	873 RIVERS TERRACE	07/21/23	\$96,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$96,000	\$41,300	43.02	\$81,009	\$35,096
110-275-000-108-00	711 RIVERS TERRACE	07/25/24	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$24,800	41.40	\$56,675	\$23,450
110-280-000-010-01	191 RIVER OAKS POINT	08/30/24	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$229,100	52.19	\$454,593	\$160,000
110-290-000-006-00	267 EDWARD ST	11/03/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$55,700	44.56	\$118,254	\$37,450
110-290-000-009-00	264 FLYNN ST	10/03/24	\$167,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$167,000	\$63,800	38.20	\$145,867	\$51,510
110-430-004-001-00	40 WALNUT ST	01/30/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$45,500	39.57	\$108,584	\$41,900
Totals:			\$2,366,400			\$2,366,400	\$1,086,800		\$2,327,833	
								Sale. Ratio =>	45.93	
								Std. Dev. =>	7.31	

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table
\$64,653	\$132,057	0.490	768	\$84.18	4500	28.6819	RANCH		FORMERLY SMALLWOOD LAKE
\$98,421	\$123,884	0.794	1,080	\$91.13	4500	1.8059	1+ STORY		FORMERLY SMALLWOOD LAKE
\$84,999	\$165,024	0.515	1,512	\$56.22	4500	26.1332	1+ STORY		FORMERLY SMALLWOOD LAKE
\$50,000	\$54,907	0.911	480	\$104.17	4500	13.4228	RANCH		FORMERLY SMALLWOOD LAKE
\$103,000	\$121,201	0.850	910	\$113.19	4500	7.3425	1+ STORY		FORMERLY SMALLWOOD LAKE
\$119,000	\$142,955	0.832	990	\$120.20	4500	5.6029	1+ STORY		FORMERLY SMALLWOOD LAKE
\$42,500	\$55,400	0.767	682	\$62.32	4500	0.9254	1+ STORY		FORMERLY SMALLWOOD LAKE
\$48,880	\$74,259	0.658	1,411	\$34.64	4500	11.8167	1+ STORY	110-290-000-001-00	FORMERLY SMALLWOOD LAKE
\$27,499	\$33,900	0.811	660	\$41.67	4500	3.4778	1+ STORY		FORMERLY SMALLWOOD LAKE
\$114,888	\$129,218	0.889	924	\$124.34	4500	11.2698	1+ STORY		FORMERLY SMALLWOOD LAKE
\$60,904	\$64,666	0.942	1,012	\$60.18	4500	16.5419	1+ STORY	110-275-000-104-00	FORMERLY SMALLWOOD LAKE
\$36,450	\$44,300	0.823	672	\$54.24	4500	4.6397	1+ STORY		FORMERLY SMALLWOOD LAKE
\$279,000	\$392,791	0.710	1,920	\$145.31	4500	6.6100	1+ STORY		FORMERLY SMALLWOOD LAKE
\$87,550	\$113,808	0.769	832	\$105.23	4500	0.7127	1+ STORY		FORMERLY SMALLWOOD LAKE
								110-290-000-026-00,	
\$115,490	\$130,903	0.882	1,040	\$111.05	4500	10.5857	1+ STORY	110-290-000-027-00	FORMERLY SMALLWOOD LAKE
\$73,100	\$93,921	0.778	1,122	\$65.15	4500	0.1910	1+ STORY		FORMERLY SMALLWOOD LAKE
\$1,406,334	\$1,873,195			\$85.83		2.5635			
	E.C.F. =>	0.751		Std. Deviation=>	0.129238				
	Ave. E.C.F. =>	0.776		Ave. Variance=>	9.3600	Coefficient of Var=>	12.05559928		

Used .750

No change from 2024