

Glen Arbor Township Assessor
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Glen Arbor, Michigan 49636
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231-923-4356

1/20/2023

The Economic Condition Factor workpapers contain estimates to reconcile sales prices with depreciated building values obtained through the cost approach. Mass appraisal techniques, including determining Economic Condition Factors, require professional judgment using the Michigan Department of Treasury's Assessor's Manual and Marshal & Swift's replacement cost surveys. Sales for the Economic Condition Factor analysis typically include sales included in the twenty-four-month sales study as presented by the County Equalization Department. The E.C.F. workpapers facilitate the assessor's determination of factors for each area. The workpapers contain estimates, and the information herein is deemed reliable but not guaranteed. E.C.F. area table maps are presented on the township website.

Workpaper Table list:

AllSales
AllSales 2yr
Class408
Class401
Class407_WholeShares
Class407_WholeShares LakeSide
Class407_WholeOffWater
4122&4790
4924LeBear
Class407_H410Beals
Class407_H795SouthB
Class401 H
H549 CampF
H604FishH
Class407_H715Hawks
Class407_H721TheInn
Class407_H762
Class407_H803
Class401 woodstone
Class407_OffWaterFactional
Class407 H833 Vantage
Class407_H841 Wilderness off wa
Class407_WholeShares H818

006-548-002-00	2 CHIMNEY RDG	08/25/22	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$357,100	34.01	\$784,500	\$120,000	\$930,000	\$395,536	2.351	2,222	\$418.54	H548	28.9080	1.75 STORY	RESIDENTIAL	\$120,000	H548 CHIMNEY RIDGE HOMESTEAD	401	90	
006-548-003-00	3 CHIMNEY RDG	08/21/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$263,100	55.39	\$612,779	\$120,000	\$355,000	\$293,321	1.210	1,813	\$195.81	H548	85.1883	1.75 STORY	RESIDENTIAL	\$120,000	H548 CHIMNEY RIDGE HOMESTEAD	401	85	
006-548-004-00	4 CHIMNEY RDG	06/18/21	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$310,500	41.96	\$804,492	\$120,000	\$620,000	\$407,436	1.522	2,580	\$240.31	H548	54.0449	1.75 STORY	RESIDENTIAL	\$120,000	H548 CHIMNEY RIDGE HOMESTEAD	401	85	
006-548-008-00	8 CHIMNEY RDG	01/08/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$243,500	40.58	\$590,261	\$120,000	\$480,000	\$279,917	1.715	1,671	\$287.25	H548	34.7369	1.75 STORY	RESIDENTIAL	\$120,000	H548 CHIMNEY RIDGE HOMESTEAD	401	85	
006-548-012-00	12 CHIMNEY RDG	04/20/20	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$286,600	58.49	\$617,512	\$150,000	\$340,000	\$278,281	1.222	1,884	\$180.47	H548	84.0375	1.75 STORY	RESIDENTIAL	\$150,000	H548 CHIMNEY RIDGE HOMESTEAD	401	85	
006-548-014-00	14 CHIMNEY RDG	09/08/20	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$302,000	47.19	\$651,515	\$150,000	\$490,000	\$298,521	1.641	1,782	\$274.97	H548	42.0735	1.75 STORY	RESIDENTIAL	\$150,000	H548 CHIMNEY RIDGE HOMESTEAD	401	85	
006-549-001-00	1 CAMP FIREFLY	12/01/22	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$35,200	37.05	\$80,766	\$25,000	\$70,000	\$25,348	2.762	908	\$77.09	H549	69.9378	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12 HOMESTEAD	407	8	
006-549-001-35	1 CAMP FIREFLY	10/29/21	\$75,250	WD	03-ARM'S LENGTH	\$75,250	\$33,500	44.52	\$80,766	\$25,000	\$50,250	\$25,348	1.982	908	\$55.34	H549	7.9771	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12 HOMESTEAD	407	8	
006-549-001-35	1 CAMP FIREFLY	03/09/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,300	47.57	\$80,766	\$25,000	\$45,000	\$25,348	1.775	908	\$49.56	H549	28.6886	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12 HOMESTEAD	407	8	
006-549-001-40	1 CAMP FIREFLY	07/29/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$35,200	39.15	\$80,766	\$25,000	\$64,900	\$25,348	2.560	908	\$71.48	H549	49.8180	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12 HOMESTEAD	407	8	
006-549-001-55	1 CAMP FIREFLY	08/29/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$35,200	39.15	\$80,766	\$25,000	\$64,900	\$25,348	2.560	908	\$71.48	H549	49.8180	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12 HOMESTEAD	407	8	
006-549-002-00	2 CAMP FIREFLY	10/03/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$35,200	41.41	\$80,766	\$25,000	\$60,000	\$25,348	2.367	908	\$66.08	H549	30.4872	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12 HOMESTEAD	407	8	
006-549-002-10	2 CAMP FIREFLY	10/12/22	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$35,200	37.85	\$80,766	\$25,000	\$68,000	\$25,348	2.683	908	\$74.89	H549	62.0477	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12 HOMESTEAD	407	8	
006-549-002-35	2 CAMP FIREFLY	01/12/22	\$82,900	WD	03-ARM'S LENGTH	\$82,900	\$33,500	40.41	\$80,766	\$25,000	\$57,900	\$25,348	2.284	908	\$63.77	H549	22.2026	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12 HOMESTEAD	407	8	
006-549-002-45	2 CAMP FIREFLY	04/28/21	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$33,500	46.53	\$80,766	\$25,000	\$47,000	\$25,348	1.854	908	\$51.76	H549	20.7985	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12 HOMESTEAD	407	8	
006-550-007-00	7 CRYSTAL BCH	10/02/20	\$382,200	WD	03-ARM'S LENGTH	\$382,200	\$152,400	39.87	\$456,360	\$200,000	\$182,200	\$94,948	1.919	848	\$214.86	H550	14.3219	CONDOMINIUM	RES CONDO	\$200,000	H550 CRYSTAL BEACH CONDOS HOMESTEAD	407	75	
006-550-010-00	10 CRYSTAL BCH	12/04/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$170,600	48.74	\$484,979	\$210,000	\$140,000	\$101,844	1.375	859	\$162.98	H550	68.7511	CONDOMINIUM	RES CONDO	\$210,000	H550 CRYSTAL BEACH CONDOS HOMESTEAD	407	75	
006-550-011-00	11 CRYSTAL BCH	05/10/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$140,300	35.08	\$386,000	\$200,000	\$200,000	\$68,889	2.903	610	\$327.87	H550	84.1064	CONDOMINIUM	RES CONDO	\$200,000	H550 CRYSTAL BEACH CONDOS HOMESTEAD	407	75	
006-600-014-00	7738 W HARBOR	10/14/20	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$187,200	46.00	\$438,040	\$95,300	\$311,700	\$201,612	1.546	1,772	\$175.90	4122	51.6121	1.25 STORY	RES 1 FAMILY	\$90,300	4120 RESI	401	80	
006-604-001-10	1 FISH HOUSE	06/23/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$74,200	38.05	\$194,826	\$150,000	\$45,000	\$22,413	2.008	1,232	\$36.53	H604	5.4398	CONDOMINIUM	RES CONDO	\$150,000	H604 FISH HOUSE 1/8TH INTEREST	407	11	
006-610-001-50	7255 W DAY FOREST	11/16/21	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$315,700	39.22	\$922,958	\$631,934	\$173,066	\$138,583	1.249	1,092	\$158.49	4610	81.3335	BI-LEVEL	RES 1 FAMILY	\$626,934	4610 LITTLE GLEN	408	65	
006-610-031-00	7625 W DAY FOREST	07/06/22	\$2,175,000	WD	03-ARM'S LENGTH	\$2,175,000	\$563,900	25.93	\$1,305,173	\$707,500	\$1,467,500	\$284,606	5.156	2,982	\$492.12	4610	309.4086	1.75 STORY	RES 1 FAMILY	\$700,000	4610 LITTLE GLEN	408	70	
006-610-033-00	7663 W DAY FOREST	08/16/22	\$3,340,000	WD	03-ARM'S LENGTH	\$3,340,000	\$686,500	20.55	\$2,175,034	\$718,146	\$2,621,854	\$693,756	3.779	2,973	\$881.89	4610	171.7054	1.5 STORY	RES 1 FAMILY	\$708,146	4610 LITTLE GLEN	408	80	
006-630-015-00	6159 S FOREST HAVEN	12/02/22	\$636,000	PTA	03-ARM'S LENGTH	\$636,000	\$223,100	35.08	\$414,816	\$221,184	\$414,816	\$207,432	2.000	1,587	\$261.38	4122	6.2391	1.75 STORY	RES 1 FAMILY	\$213,887	4633 FOREST HAVEN	401	80	
006-695-002-00	6170 S TAMARACK	06/08/22	\$2,400,000	WD	19-MULTI PARCEL AI	\$2,400,000	\$675,300	28.14	\$1,385,926	\$1,019,813	\$1,380,187	\$192,691	7.163	2,024	\$681.91	4134	510.0533	1 STORY	RES 1 FAMILY	\$1,016,238	006-720-008-10	4000 BIG GLEN	408	64
006-695-007-00	6224 S TAMARACK	01/10/22	\$2,085,000	WD	03-ARM'S LENGTH	\$2,085,000	\$647,600	31.06	\$1,927,528	\$1,500,025	\$584,975	\$203,573	2.874	1,719	\$340.30	4134	81.1380	1 STORY	RES 1 FAMILY	\$1,483,980	4000 BIG GLEN	408	65	
006-700-007-50	6893 S GLEN LAKE	04/30/21	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$514,500	25.73	\$1,711,062	\$1,187,870	\$812,130	\$249,139	3.260	1,989	\$408.31	4134	119.7585	1 STORY	RES 1 FAMILY	\$1,182,870	4000 BIG GLEN	408	65	
006-705-006-00	11 GREAT LKS	08/28/20	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$121,600	37.76	\$467,708	\$150,000	\$172,000	\$117,670	1.462	888	\$193.69	H705	60.0442	CONDOMINIUM	RES CONDO	\$150,000	H705 GREAT LAKES	407	75	
006-705-015-00	29 GREAT LKS	04/17/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$92,000	40.89	\$325,113	\$100,000	\$125,000	\$83,375	1.499	602	\$207.64	H705	56.2914	CONDOMINIUM	RES CONDO	\$100,000	H705 GREAT LAKES	407	75	
006-705-021-00	41 GREAT LKS	11/06/20	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$128,400	35.47	\$489,109	\$150,000	\$212,000	\$125,596	1.688	888	\$238.74	H705	37.4209	CONDOMINIUM	RES CONDO	\$150,000	H705 GREAT LAKES	407	80	
006-715-001-00	1 HAWKS NEST	06/30/21	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$154,400	34.24	\$463,430	\$200,000	\$251,000	\$119,741	2.096	1,025	\$244.88	H715	3.4031	CONDOMINIUM	RES CONDO	\$200,000	H715 HAWKS NEST CONDOS	407	85	
006-715-002-00	2 HAWKS NEST	11/18/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$98,800	46.60	\$329,358	\$110,000	\$102,000	\$99,708	1.023	802	\$127.18	H715	103.9176	CONDOMINIUM	RES CONDO	\$110,000	H715 HAWKS NEST CONDOS	407	85	
006-715-003-00	3 HAWKS NEST	05/17/22	\$321,500	WD	03-ARM'S LENGTH	\$321,500	\$90,700	28.21	\$283,727	\$110,000	\$211,500	\$78,967	2.678	614	\$344.46	H715	61.6179	CONDOMINIUM	RES CONDO	\$110,000	H715 HAWKS NEST CONDOS	407	85	
006-715-005-00	5 HAWKS NEST	09/11/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,900	49.09	\$293,733	\$110,000	\$65,000	\$83,515	0.778	614	\$105.86	H715	128.3858	CONDOMINIUM	RES CONDO	\$110,000	H715 HAWKS NEST CONDOS	407	85	
006-715-006-00	6 HAWKS NEST	08/05/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$166,900	33.38	\$493,817	\$200,000	\$300,000	\$133,553	2.246	1,042	\$287.91	H715	18.4135	CONDOMINIUM	RES CONDO	\$200,000	H715 HAWKS NEST CONDOS	407	90	
006-715-010-00	10 HAWKS NEST	02/04/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$77,100	27.54	\$293,346	\$110,000	\$170,000	\$83,339	2.040	612	\$277.78	H715	2.2302	CONDOMINIUM	RES CONDO	\$110,000	H715 HAWKS NEST CONDOS	407	85	
006-715-012-00	12 HAWKS NEST	08/01/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$109,800	26.46	\$338,402	\$110,000	\$305,000	\$103,819	2.938	812	\$375.62	H715	87.5641	CONDOMINIUM	RES CONDO	\$110,000	H715 HAWKS NEST CONDOS	407	85	
006-715-013-00	13 HAWKS NEST	07/16/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$86,300	37.52	\$290,594	\$110,000	\$120,000	\$82,088	1.462	612	\$196.08	H715	60.0319	CONDOMINIUM	RES CONDO	\$110,000	H715 HAWKS NEST CONDOS	407	85	
006-715-013-00	13 HAWKS NEST	01/18/21	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$85,700	43.28	\$290,594	\$110,000	\$88,000	\$82,088	1.072	612	\$143.79	H715	99.0144	CONDOMINIUM	RES CONDO	\$110,000	H715 HAWKS NEST CONDOS	407	85	
006-715-014-00	14 HAWKS NEST	05/01/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$101,700	54.97	\$351,340	\$110,000	\$75,000	\$109,700	0.684	812	\$92.36	H715	137.8479	CONDOMINIUM	RES CONDO	\$110,000	H715 HAWKS NEST CONDOS	407	90	
006-715-014-00	14 HAWKS NEST	08/15/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$109,600	27.40	\$351,340	\$110,000	\$290,000	\$109,700	2.644	812	\$357.14	H715	58.1412	CONDOMINIUM	RES CONDO	\$110,000	H715 HAWKS NEST CONDOS	407	90	
006-715-027-00	27 HAWKS NEST	08/28/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$156,400	66.55	\$351,872	\$80,000	\$155,000	\$123,578	1.254											

006-803-017-00	21 STONY BROOK LODGE	04/16/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$75,300	35.86	\$208,885	\$30,000	\$180,000	\$94,150	1.912	588	\$306.12	H803	15.0319	CONDOMINIUM	MOTEL EXT STAY	\$30,000	H803 STONY BROOK CONDO	407	85
006-803-018-00	22 STONY BROOK LODGE	03/19/21	\$205,200	WD	03-ARM'S LENGTH	\$205,200	\$91,900	44.79	\$208,885	\$30,000	\$175,200	\$94,150	1.861	588	\$297.96	H803	20.1301	CONDOMINIUM	MOTEL EXT STAY	\$30,000	H803 STONY BROOK CONDO	407	85
006-803-019-00	23 STONY BROOK LODGE	03/19/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$107,000	45.92	\$252,291	\$30,000	\$203,000	\$116,995	1.735	767	\$264.67	H803	32.7048	CONDOMINIUM	MOTEL EXT STAY	\$30,000	H803 STONY BROOK CONDO	407	85
006-803-020-00	24 STONY BROOK LODGE	03/08/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,100	45.15	\$249,834	\$30,000	\$205,000	\$115,702	1.772	757	\$270.81	H803	29.0370	CONDOMINIUM	MOTEL EXT STAY	\$30,000	H803 STONY BROOK CONDO	407	85
006-805-002-00	3 SUN DANCE	09/28/20	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$224,200	38.32	\$696,616	\$200,000	\$385,000	\$183,932	2.093	1,306	\$294.79	H805	3.1005	CONDOMINIUM	RES CONDO	\$200,000	H805 SUN DANCE CONDO	407	85
006-805-003-00	5 SUN DANCE	08/28/20	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$216,800	44.24	\$654,131	\$200,000	\$290,000	\$168,197	1.724	1,492	\$194.37	H805	33.7989	CONDOMINIUM	RES CONDO	\$200,000	H805 SUN DANCE CONDO	407	75
006-818-005-00	1 TALL TIMBER	03/17/22	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$75,700	38.33	\$188,404	\$30,000	\$167,500	\$58,668	2.855	465	\$360.22	H818	79.2880	CONDOMINIUM	RES CONDO	\$30,000	H818 TALL TIMBER	407	70
006-818-014-00	3 TALL TIMBER	07/12/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$114,600	27.29	\$264,530	\$30,000	\$390,000	\$86,863	4.490	643	\$606.53	H818	242.7669	CONDOMINIUM	RES CONDO	\$30,000	H818 TALL TIMBER	407	80
006-820-004-00	7181 W DAY FOREST	04/27/21	\$965,000	WD	03-ARM'S LENGTH	\$965,000	\$359,000	37.20	\$1,010,409	\$383,479	\$581,521	\$298,538	1.948	2,127	\$273.40	4610	11.4266	1.5 STORY	RES 1 FAMILY	\$373,479	4610 LITTLE GLEN	408	80
006-820-005-00	7157 W DAY FOREST	08/08/22	\$1,695,000	WD	03-ARM'S LENGTH	\$1,695,000	\$494,000	29.14	\$1,268,963	\$623,692	\$1,071,308	\$307,272	3.487	2,838	\$377.49	4610	142.4353	1.5 STORY	RES 1 FAMILY	\$616,192	4610 LITTLE GLEN	408	70
006-820-014-00	7061 W DAY FOREST	03/10/21	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$332,500	35.56	\$1,095,250	\$701,519	\$233,481	\$187,491	1.245	1,729	\$135.04	4610	81.6869	1.5 STORY	RES 1 FAMILY	\$688,191	4610 LITTLE GLEN	408	75
006-820-015-00	7043 W DAY FOREST	10/05/22	\$1,725,000	WD	03-ARM'S LENGTH	\$1,725,000	\$313,100	18.15	\$934,692	\$699,253	\$1,025,747	\$112,114	9.149	846	\$1212.47	4610	708.6997	GARAGE	RES 1 FAMILY	\$697,686	4610 LITTLE GLEN	408	70
006-820-016-00	7021 W DAY FOREST	07/01/20	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$498,800	43.37	\$1,283,760	\$564,397	\$585,603	\$326,983	1.791	2,502	\$234.05	4610	27.1234	1.5 STORY	RES 1 FAMILY	\$554,397	4610 LITTLE GLEN	408	85
006-833-002-00	2 VANTAGE PT	03/08/22	\$829,000	WD	03-ARM'S LENGTH	\$829,000	\$283,100	34.15	\$807,408	\$220,000	\$609,000	\$267,004	2.281	1,434	\$424.69	H833	21.8706	CONDOMINIUM	RES CONDO	\$220,000	H833 VANTAGE POINTE HOME SITE	407	81
006-833-003-00	3 VANTAGE PT	09/21/20	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$391,500	55.93	\$864,838	\$220,000	\$480,000	\$293,108	1.638	1,671	\$287.25	H833	42.4541	CONDOMINIUM	RES CONDO	\$220,000	H833 VANTAGE POINTE HOME SITE	407	80
006-833-006-00	6 VANTAGE PT	06/11/20	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$410,200	58.60	\$928,775	\$220,000	\$480,000	\$322,170	1.490	1,842	\$260.59	H833	57.2267	CONDOMINIUM	RES CONDO	\$220,000	H833 VANTAGE POINTE HOME SITE	407	80
006-834-001-00	7287 W DAY FOREST	10/28/20	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$255,600	37.87	\$721,218	\$352,500	\$322,500	\$167,599	1.924	1,090	\$295.87	4934	13.7927	1 STORY	RES CONDO	\$350,000	4834 WANDERERS REST CONDO	408	85
006-834-002-00	7291 W DAY FOREST	10/15/20	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$182,200	40.31	\$461,859	\$352,500	\$99,500	\$49,709	2.002	572	\$173.95	4934	6.0497	1 STORY	RES CONDO	\$350,000	4834 WANDERERS REST CONDO	408	55
006-840-039-00	39 WILDERNESS	08/08/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$146,600	36.20	\$403,652	\$180,000	\$225,000	\$86,020	2.616	902	\$249.45	H841	55.3509	CONDOMINIUM	RES CONDO	\$180,000	H840 WILDERNESS CONDO	407	70
006-860-014-00	14 PINE TRACE	02/16/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$267,800	35.71	\$692,605	\$80,000	\$670,000	\$437,575	1.531	2,516	\$266.30	H860	53.0995	1.25 STORY	RES 1 FAMILY	\$80,000	H860 WOODSTONE	401	85
006-860-026-00	9 DEER PARK	08/16/22	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$218,300	26.30	\$566,348	\$50,000	\$780,000	\$368,820	2.115	2,248	\$346.98	H862	5.2691	1.5 STORY	RES 1 FAMILY	\$50,000	H860 WOODSTONE	401	85
006-860-032-00	15 DEER PARK	07/24/20	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$268,700	47.56	\$584,548	\$50,000	\$515,000	\$381,820	1.349	1,640	\$314.02	H862	71.3358	1.25 STORY	RES 1 FAMILY	\$50,000	H860 WOODSTONE	401	85
006-860-041-00	21 PINE TRACE	10/26/20	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$303,500	48.56	\$758,051	\$80,000	\$545,000	\$484,322	1.125	3,344	\$162.98	H860	93.6877	1.5 STORY	RES VAC	\$80,000	H860 WOODSTONE	401	85
006-860-046-00	27 PINE TRACE	04/14/22	\$777,000	WD	03-ARM'S LENGTH	\$777,000	\$271,500	34.94	\$651,935	\$80,000	\$697,000	\$408,525	1.706	2,574	\$270.78	H860	35.6023	1.5 STORY	RES VAC	\$80,000	H860 WOODSTONE	401	88
006-860-053-00	18 DEER PARK	08/10/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$395,700	49.46	\$832,783	\$50,000	\$750,000	\$559,131	1.341	3,468	\$216.26	H862	72.0793	1.5 STORY	RES VAC	\$50,000	H860 WOODSTONE	401	94
006-860-066-00	6 TWISTED OAK	12/01/20	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$241,800	45.62	\$576,529	\$85,000	\$445,000	\$351,092	1.267	2,346	\$189.68	H861	79.4688	1 STORY	RES VAC	\$85,000	H860 WOODSTONE	401	88
006-860-068-00	10 TWISTED OAK	06/15/21	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$238,100	43.37	\$575,536	\$85,000	\$464,000	\$350,383	1.324	2,601	\$178.39	H861	73.7896	1.5 STORY	RES 1 FAMILY	\$85,000	H860 WOODSTONE	401	83
006-860-070-00	13 TWISTED OAK	05/15/20	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$274,600	51.81	\$676,797	\$85,000	\$445,000	\$422,712	1.053	2,430	\$183.13	H861	100.9436	1.25 STORY	RES 1 FAMILY	\$85,000	H860 WOODSTONE	401	90

Table with 25 columns containing property details such as parcel ID, address, date, price, and legal description. It lists various properties including 'PINNACLE PL', 'SHIP WATCH', 'SOUTH BEACH', 'SOUTH VLG', 'STONY BROOK LODGE', 'SUN DANCE', 'TALL TIMBER', 'DAY FOREST', 'VANTAGE PT', 'DEER PARK', and 'TWISTED OAK'.

ECF Area	Land Table	EQclass
4134	4000 BIG GLEN	401
4605	4120 RESI	407
4610	4605 FISHER LAKE AREA	408
4700	4610 LITTLE GLEN	
4934	4770 LAKE MICHIGAN	
4030V	4834 WANDERERS RE...	
4031	4030 EASTERLY / DUN...	
4122	4030 R6 & AG - 3A MIN	

Totals: \$33,649,919 \$33,649,919 \$12,511,600 \$33,635,771 \$14,292,692 \$6,815,361 \$7,282 82.6848
 Sale. Ratio => 37.18 E.C.F. => 2.10 Std. Deviation=> 4.01
 Std. Dev. => 9.24 Ave. E.C.F. => 2.92 Ave. Variance=> 202.94 Coefficient of Var=> 69.40438347

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale	SaleRatio	CurTCV	Land + Yard	BldgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	EQclass	BldgDepr
006-031-039-10	7698 S DUNNS FARM	09/14/20	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000	\$715,500	40.89	\$2,151,611	\$1,511,365	\$238,635	\$304,879	0.783	2,970	\$80.35	4134	214.1257	1.5 STORY	RES 1 FAMILY	\$1,506,365		4000 BIG GLEN	408	70
006-122-035-00	5699 S SHERIDAN	05/14/21	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$599,600	35.27	\$1,633,683	\$1,355,937	\$344,063	\$132,260	2.601	1,035	\$332.43	4700	32.2563	1.5 STORY	RES 1 FAMILY	\$1,348,437		4770 LAKE MICHIGAN	408	70
006-124-048-00	5991 S FISHER	07/08/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$139,700	21.49	\$340,651	\$307,844	\$342,156	\$17,267	19.816	360	\$950.43	4605	1689.1807	1 STORY	RES 1 FAMILY	\$306,863		4605 FISHER LAKE AREA	408	28
006-125-025-00	4548 W NORTHWOOD	01/25/22	\$3,500,000	WD	03-ARM'S LENGTH	\$3,500,000	\$604,800	17.28	\$1,730,145	\$1,357,127	\$2,142,873	\$196,325	10.915	2,557	\$838.04	4605	799.0935	1 STORY	RES 1 FAMILY	\$1,342,974		4605 FISHER LAKE AREA	408	55
006-125-040-00	6254 S TAMARACK	07/23/20	\$2,250,000	WD	03-ARM'S LENGTH	\$2,250,000	\$1,013,700	45.05	\$3,106,765	\$1,560,482	\$689,518	\$736,325	0.936	4,567	\$150.98	4134	198.7546	2 STORY	RES 1 FAMILY	\$1,550,482		4000 BIG GLEN	408	80
006-131-028-00	7259 S DUNE	12/02/20	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$431,500	45.42	\$1,308,529	\$472,487	\$477,513	\$398,115	1.199	2,614	\$182.68	4610	172.4543	1.5 STORY	RES 1 FAMILY	\$462,703		4610 LITTLE GLEN	408	90
006-131-045-10	7595 S DUNE	10/29/20	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$72,300	22.59	\$384,707	\$214,544	\$105,456	\$81,030	1.301	990	\$106.52	4610	162.2533	1.5 STORY	RES 1 FAMILY	\$209,544		4120 RESI	408	60
006-131-053-00	7627 S DUNE	10/29/20	\$715,000	MLC	03-ARM'S LENGTH	\$715,000	\$425,800	59.55	\$1,042,959	\$501,434	\$213,566	\$257,869	0.828	4,656	\$45.87	4610	209.5781	2 STORY	RES 1 FAMILY	\$496,434		4610 LITTLE GLEN	408	55
006-134-002-01	7088 S GLEN LAKE	12/11/20	\$809,500	WD	03-ARM'S LENGTH	\$809,500	\$290,900	35.94	\$843,255	\$409,771	\$399,729	\$206,421	1.936	1,786	\$223.81	4134	98.7502	1 STORY	RES 1 FAMILY	\$404,771		4000 BIG GLEN	408	65
006-134-018-00	7408 S GLEN LAKE	08/21/20	\$639,900	QC	03-ARM'S LENGTH	\$639,900	\$236,300	36.93	\$692,650	\$348,705	\$291,195	\$163,783	1.778	1,991	\$146.26	4134	114.6049	1 STORY	RES 1 FAMILY	\$343,705		4000 BIG GLEN	408	60
006-134-037-00	7842 S GLEN LAKE	09/03/21	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$478,300	36.10	\$1,240,859	\$401,504	\$923,496	\$399,693	2.311	2,482	\$372.08	4134	61.3463	1.5 STORY	RES 1 FAMILY	\$396,504		4000 BIG GLEN	408	80
006-134-037-50	7828 S GLEN LAKE	10/29/20	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$377,600	40.39	\$1,134,940	\$401,504	\$533,496	\$349,255	1.528	2,318	\$230.15	4134	139.6452	1.5 STORY	RES 1 FAMILY	\$396,504		4000 BIG GLEN	408	80
006-134-038-00	7800 S GLEN LAKE	09/24/21	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$374,800	29.98	\$961,200	\$337,613	\$912,387	\$296,946	3.073	1,812	\$503.52	4134	14.8590	1.5 STORY	RES 1 FAMILY	\$332,613		4000 BIG GLEN	408	85
006-203-018-20	8097 S GLEN LAKE	01/06/21	\$955,000	WD	03-ARM'S LENGTH	\$955,000	\$412,500	43.19	\$1,049,935	\$497,486	\$457,514	\$263,071	1.739	2,940	\$155.62	4134	118.4849	2 STORY	RES 1 FAMILY	\$492,486		4000 BIG GLEN	408	70
006-610-001-50	7255 W DAY FOREST	11/16/21	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$315,700	39.22	\$922,958	\$631,934	\$173,066	\$138,583	1.249	1,092	\$158.49	4610	167.5150	BI-LEVEL	RES 1 FAMILY	\$626,934		4610 LITTLE GLEN	408	65
006-695-007-00	6224 S TAMARACK	01/10/22	\$2,085,000	WD	03-ARM'S LENGTH	\$2,085,000	\$647,600	31.06	\$1,927,528	\$1,500,025	\$584,975	\$203,573	2.874	1,719	\$340.30	4134	5.0436	1 STORY	RES 1 FAMILY	\$1,483,980		4000 BIG GLEN	408	65
006-700-007-50	6893 S GLEN LAKE	04/30/21	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$514,500	25.73	\$1,711,062	\$1,187,870	\$812,130	\$249,139	3.260	1,989	\$408.31	4134	33.5769	1 STORY	RES 1 FAMILY	\$1,182,870		4000 BIG GLEN	408	65
006-740-013-50	7238 W ARBOR PINES	01/06/22	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000	\$818,300	46.76	\$1,847,253	\$936,739	\$813,261	\$433,578	1.876	2,518	\$322.98	4700	104.8280	1.75 STORY	RES 1 FAMILY	\$931,739		4770 LAKE MICHIGAN	408	85
006-770-010-03	6860 W HARBOR	03/29/21	\$2,283,519	WD	03-ARM'S LENGTH	\$2,283,519	\$1,238,900	54.25	\$2,350,473	\$1,441,973	\$841,546	\$454,250	1.853	3,248	\$259.10	4700	107.1371	1.5 STORY		\$1,436,973	006-770-010-00, 006-770-010	4770 LAKE MICHIGAN	408	80
006-770-010-03	6860 W HARBOR	05/04/22	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,175,200	41.97	\$2,682,112	\$1,626,488	\$1,173,512	\$502,678	2.335	3,248	\$361.30	4700	58.9457	1.5 STORY		\$1,621,488		4770 LAKE MICHIGAN	408	80
006-820-004-00	7181 W DAY FOREST	04/27/21	\$965,000	WD	03-ARM'S LENGTH	\$965,000	\$359,000	37.20	\$1,010,409	\$383,479	\$581,521	\$298,538	1.948	2,127	\$273.40	4610	97.6081	1.5 STORY	RES 1 FAMILY	\$373,479		4610 LITTLE GLEN	408	80
006-820-014-00	7061 W DAY FOREST	03/10/21	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$332,500	35.56	\$1,095,250	\$701,519	\$233,481	\$187,491	1.245	1,729	\$135.04	4610	167.8685	1.5 STORY	RES 1 FAMILY	\$688,191		4610 LITTLE GLEN	408	75
006-820-016-00	7021 W DAY FOREST	07/01/20	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$498,800	43.37	\$1,283,760	\$564,397	\$585,603	\$326,983	1.791	2,502	\$234.05	4610	113.3050	1.5 STORY	RES 1 FAMILY	\$554,397	006-203-029-00	4610 LITTLE GLEN	408	85
006-834-001-00	7287 W DAY FOREST	10/28/20	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$255,600	37.87	\$721,218	\$352,500	\$322,500	\$167,599	1.924	1,090	\$295.87	4934	99.9742	1 STORY	RES CONDO	\$350,000		4834 WANDERERS REST CONDO	408	85
006-834-002-00	7291 W DAY FOREST	10/15/20	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$182,200	40.31	\$461,859	\$352,500	\$99,500	\$49,709	2.002	572	\$173.95	4934	92.2313	1 STORY	RES CONDO	\$350,000		4834 WANDERERS REST CONDO	408	55

ECF Area	Land Table
H540	H549 CAMP FIREFLY 1/12 HOMESTEAD
H550	H550 CRYSTAL BEACH CONDOS HOMESTEAD
H705	H604 FISH HOUSE 1/8TH INTEREST
H795	H705 GREAT LAKES
H805	H715 HAWKS NEST CONDOS
4030V	H721 THE INN 1/8 CONDO - HOMESTEAD
4031	H725 LOGGERS RUN CONDO HOMESTEAD
4122	H762 PINNACLE 1/4 APPURTENANT SHARE

Property Class
407
401
408

Totals: \$11,735,200 \$11,735,200 \$4,776,300 \$12,846,923 \$8,025,200 \$3,061,944 \$6,861 5.7673
 22 <=count Sale. Ratio => 40.70 E.C.F. => 2.62 Std. Deviation=> 0.73
 Std. Dev. => 9.24 Ave. E.C.F. => 2.56 Ave. Variance=> 61.49 Coefficient of Var=> 23.98779406

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale	SaleRatio	CurTCV	Land + Yard	BldgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sa	Land Table	Property Class	Building Depr.
006-540-005-00	3 BEACH COMBER	07/21/21	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$220,400	33.39	\$597,806	\$240,000	\$420,000	\$132,521	3.169	887	\$473.51	H540	60.6039	CONDOMINIUM	\$240,000		H540 BEACH COMBER CONDOS	407	80
006-540-010-00	9 BEACH COMBER	06/18/21	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$269,300	35.67	\$650,413	\$280,000	\$475,000	\$137,190	3.462	1,249	\$380.30	H540	89.9075	CONDOMINIUM	\$280,000		H540 BEACH COMBER CONDOS	407	75
006-540-011-00	5 BEACH COMBER	07/31/20	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$229,300	50.40	\$532,775	\$240,000	\$215,000	\$108,435	1.983	887	\$242.39	H540	58.0525	CONDOMINIUM	\$240,000		H540 BEACH COMBER CONDOS	407	75
006-550-007-00	7 CRYSTAL BCH	10/02/20	\$382,200	WD	03-ARM'S LENGTH	\$382,200	\$152,400	39.87	\$456,360	\$200,000	\$182,200	\$94,948	1.919	848	\$214.86	H550	64.4334	CONDOMINIUM	\$200,000		H550 CRYSTAL BEACH CONDOS HOMESTEAD	407	75
006-550-010-00	10 CRYSTAL BCH	12/04/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$170,600	48.74	\$484,979	\$210,000	\$140,000	\$101,844	1.375	859	\$162.98	H550	118.8626	CONDOMINIUM	\$210,000		H550 CRYSTAL BEACH CONDOS HOMESTEAD	407	75
006-550-011-00	11 CRYSTAL BCH	05/10/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$140,300	35.08	\$386,000	\$200,000	\$200,000	\$68,889	2.903	610	\$327.87	H550	33.9950	CONDOMINIUM	\$200,000		H550 CRYSTAL BEACH CONDOS HOMESTEAD	407	75
006-705-006-00	11 GREAT LKS	08/28/20	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$121,600	37.76	\$467,708	\$150,000	\$172,000	\$117,670	1.462	888	\$193.69	H705	110.1557	CONDOMINIUM	\$150,000		H705 GREAT LAKES	407	75
006-705-015-00	29 GREAT LKS	04/17/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$92,000	40.89	\$325,113	\$100,000	\$125,000	\$83,375	1.499	602	\$207.64	H705	106.4029	CONDOMINIUM	\$100,000		H705 GREAT LAKES	407	75
006-705-021-00	41 GREAT LKS	11/06/20	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$128,400	35.47	\$489,109	\$150,000	\$212,000	\$125,596	1.688	888	\$238.74	H705	87.5323	CONDOMINIUM	\$150,000		H705 GREAT LAKES	407	80
006-795-006-00	6 SOUTH BEACH	08/15/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$242,900	48.58	\$540,569	\$100,000	\$400,000	\$137,678	2.905	1,075	\$372.09	H795	34.2058	CONDOMINIUM	\$100,000		H795 SOUTH BEACH CONDO HOMESTEAD	407	75
006-795-007-00	7 SOUTH BEACH	10/01/20	\$722,500	WD	03-ARM'S LENGTH	\$722,500	\$285,700	39.54	\$725,309	\$200,000	\$522,500	\$164,159	3.183	1,476	\$354.00	H795	61.9612	CONDOMINIUM	\$200,000		H795 SOUTH BEACH CONDO HOMESTEAD	407	75
006-795-020-00	20 SOUTH BEACH	10/05/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$78,800	33.53	\$248,481	\$80,000	\$155,000	\$52,650	2.944	636	\$243.71	H795	38.0676	CONDOMINIUM	\$80,000		H795 SOUTH BEACH CONDO HOMESTEAD	407	45
006-795-021-00	21 SOUTH BEACH	09/30/20	\$834,500	WD	03-ARM'S LENGTH	\$834,500	\$404,500	48.47	\$954,286	\$180,000	\$654,500	\$241,964	2.705	2,570	\$254.67	H795	14.1668	CONDOMINIUM	\$180,000		H795 SOUTH BEACH CONDO HOMESTEAD	407	70
006-795-023-00	23 SOUTH BEACH	11/02/20	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$359,300	48.88	\$854,560	\$180,000	\$555,000	\$210,800	2.633	2,160	\$256.94	H795	6.9551	CONDOMINIUM	\$180,000		H795 SOUTH BEACH CONDO HOMESTEAD	407	70
006-795-025-00	25 SOUTH BEACH	05/14/21	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$303,400	41.85	\$760,346	\$200,000	\$525,000	\$175,108	2.998	1,476	\$355.69	H795	43.4871	CONDOMINIUM	\$200,000		H795 SOUTH BEACH CONDO HOMESTEAD	407	80
006-795-027-00	27 SOUTH BEACH	10/06/20	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$215,000	42.16	\$596,726	\$100,000	\$410,000	\$155,227	2.641	1,074	\$381.75	H795	7.8019	CONDOMINIUM	\$100,000		H795 SOUTH BEACH CONDO HOMESTEAD	407	80
006-795-051-00	51 SOUTH BEACH	03/26/21	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$285,700	39.41	\$725,309	\$200,000	\$525,000	\$164,159	3.198	1,476	\$355.69	H795	63.4842	CONDOMINIUM	\$200,000		H795 SOUTH BEACH CONDO HOMESTEAD	407	75
006-795-052-00	52 SOUTH BEACH	10/09/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$205,500	41.10	\$544,202	\$100,000	\$400,000	\$138,813	2.882	1,087	\$367.99	H795	31.8296	CONDOMINIUM	\$100,000		H795 SOUTH BEACH CONDO HOMESTEAD	407	75
006-795-055-00	55 SOUTH BEACH	10/23/20	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$204,300	40.06	\$541,149	\$100,000	\$410,000	\$137,859	2.974	1,077	\$380.69	H795	41.0776	CONDOMINIUM	\$100,000		H795 SOUTH BEACH CONDO HOMESTEAD	407	75
006-795-056-00	56 SOUTH BEACH	11/01/21	\$752,000	WD	03-ARM'S LENGTH	\$752,000	\$225,900	30.04	\$614,976	\$100,000	\$652,000	\$160,930	4.051	1,074	\$607.08	H795	148.8175	CONDOMINIUM	\$100,000		H795 SOUTH BEACH CONDO HOMESTEAD	407	85
006-805-002-00	3 SUN DANCE	09/28/20	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$224,200	38.32	\$696,616	\$200,000	\$385,000	\$183,932	2.093	1,306	\$294.79	H805	47.0110	CONDOMINIUM	\$200,000		H805 SUN DANCE CONDO	407	85
006-805-003-00	5 SUN DANCE	08/28/20	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$216,800	44.24	\$654,131	\$200,000	\$290,000	\$168,197	1.724	1,492	\$194.37	H805	83.9104	CONDOMINIUM	\$200,000		H805 SUN DANCE CONDO	407	75

ECF Area	Land Table
H547	4922 LAKE ST CONDO
H725	4924 - LE BEAR 1/8 CONDO
H763	H410 BEALS HOUSE APPURTENANT SHARE
H775	H540 BEACH COMBER CONDOS
H802	H546 BROOK HILL 1/4 CONDO HOMESTEAD
H803	H547 BROOK COTTAGE HOMESITES
H833	H549 CAMP FIREFLY 1/12 HOMESTEAD
4030V	H550 CRYSTAL BEACH CONDOS HOMESTEAD

EQClass
407
401
408

Totals: \$11,976,200 \$11,976,200 \$4,976,000 \$13,314,916 \$8,138,925 \$5,176,413 \$7,402 2.9475
 30 <=count Sale. Ratio => 41.55 Ave. E.C.F. => 1.6 Std. Deviation=> 0.38
 Std. Dev. => 9.24 Ave. E.C.F. => 1.60 Ave. Variance=> 30.02 Coefficient of Var=> 18.74214312

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale	SaleRatio	CurTCV	Land + Yard	BldgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	ther Parcels in Sa	Land Table	EQClass	BldgDepr
006-546-043-00	43 BROOK HILL COTTAGES	10/22/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$181,300	36.26	\$575,819	\$207,275	\$292,725	\$230,340	1.271	1,465	\$199.81	H547	33.0946	1.25 STORY	RES CONDO	\$200,000		H547 BROOK COTTAGE HOMESITES	407	80
006-547-005-00	5 BROOK HILL COTTAGES	12/18/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$277,100	51.31	\$659,074	\$120,000	\$420,000	\$336,921	1.247	1,300	\$323.08	H547	35.5203	2 STORY	RES CONDO	\$120,000		H547 BROOK COTTAGE HOMESITES	407	85
006-547-018-00	18 BROOK HILL COTTAGES	09/28/21	\$749,000	WD	03-ARM'S LENGTH	\$749,000	\$302,200	40.35	\$689,061	\$120,000	\$629,000	\$355,663	1.769	2,430	\$258.85	H547	16.6743	3 STORY	RES CONDO	\$120,000		H547 BROOK COTTAGE HOMESITES	407	90
006-547-031-00	31 BROOK HILL COTTAGES	08/05/21	\$729,000	WD	03-ARM'S LENGTH	\$729,000	\$309,400	42.44	\$761,085	\$250,000	\$479,000	\$319,428	1.500	1,866	\$256.70	H547	10.2230	1.75 STORY	RES CONDO	\$250,000		H547 BROOK COTTAGE HOMESITES	407	80
006-547-034-00	34 BROOK HILL COTTAGES	12/01/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$280,600	35.08	\$716,139	\$250,000	\$550,000	\$291,337	1.888	1,552	\$354.38	H547	28.6064	2 STORY	RES CONDO	\$250,000		H547 BROOK COTTAGE HOMESITES	407	85
006-547-037-00	37 BROOK HILL COTTAGES	03/02/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$222,300	46.31	\$515,088	\$80,000	\$400,000	\$278,180	1.438	1,600	\$250.00	H547	16.3867	2 STORY	RES CONDO	\$70,000		H547 BROOK COTTAGE HOMESITES	407	85
006-547-040-00	40 BROOK HILL COTTAGES	04/21/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$217,500	37.83	\$572,098	\$120,000	\$455,000	\$282,561	1.610	1,616	\$281.56	H547	0.8485	2 STORY	RES CONDO	\$120,000		H547 BROOK COTTAGE HOMESITES	407	85
006-725-001-00	47 LOGGERS RUN	07/10/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$194,200	51.11	\$539,444	\$180,000	\$200,000	\$199,691	1.002	1,275	\$156.86	H725	60.0238	CONDOMINIUM	RES CONDO	\$180,000		H725 LOGGERS RUN CONDO HOMESTEAD	407	85
006-725-012-00	29 LOGGERS RUN	06/26/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$162,200	48.42	\$480,413	\$180,000	\$155,000	\$166,896	0.929	1,050	\$147.62	H725	67.3063	CONDOMINIUM	RES CONDO	\$180,000		H725 LOGGERS RUN CONDO HOMESTEAD	407	80
006-763-006-00	21 RIDGE TOP	08/08/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$153,800	30.76	\$532,900	\$180,000	\$320,000	\$160,409	1.995	1,040	\$307.69	H763	39.3114	CONDOMINIUM	RES CONDO	\$180,000		H763 RIDGE TOP CONDO HOMESTEAD	407	85
006-775-004-00	11 SHIP WATCH	07/09/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$156,700	29.29	\$536,002	\$200,000	\$335,000	\$152,728	2.193	1,050	\$319.05	H775	59.1654	CONDOMINIUM	RES CONDO	\$200,000		H775 SHIP WATCH CONDOS HOMESTEAD	407	85
006-775-007-00	9 SHIP WATCH	07/12/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$151,100	28.24	\$541,312	\$200,000	\$335,000	\$155,142	2.159	1,050	\$319.05	H775	55.7530	CONDOMINIUM	RES CONDO	\$200,000		H775 SHIP WATCH CONDOS HOMESTEAD	407	85
006-775-008-00	13 SHIP WATCH	12/18/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$184,300	43.88	\$530,343	\$200,000	\$220,000	\$150,156	1.465	1,050	\$209.52	H775	13.6641	CONDOMINIUM	RES CONDO	\$200,000		H775 SHIP WATCH CONDOS HOMESTEAD	407	80
006-775-014-00	21 SHIP WATCH	01/19/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$188,300	44.83	\$538,782	\$200,000	\$220,000	\$153,992	1.429	1,050	\$209.52	H775	17.3138	CONDOMINIUM	RES CONDO	\$200,000		H775 SHIP WATCH CONDOS HOMESTEAD	407	80
006-802-002-00	2 SOUTH VLG	07/31/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$68,000	38.86	\$219,105	\$80,000	\$95,000	\$71,642	1.326	695	\$136.69	H802	27.5747	CONDOMINIUM	RES CONDO	\$40,000		H802 SOUTH VILLAGE CONDO HOMESTEAD	407	80
006-802-011-00	11 SOUTH VLG	09/18/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$63,600	35.33	\$204,295	\$80,000	\$100,000	\$65,718	1.522	505	\$198.02	H802	8.0132	CONDOMINIUM	RES CONDO	\$40,000		H802 SOUTH VILLAGE CONDO HOMESTEAD	407	80
006-802-012-00	12 SOUTH VLG	07/30/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$71,500	42.06	\$230,838	\$80,000	\$90,000	\$76,335	1.179	697	\$129.12	H802	42.2774	CONDOMINIUM	RES CONDO	\$40,000		H802 SOUTH VILLAGE CONDO HOMESTEAD	407	80
006-802-012-00	12 SOUTH VLG	01/19/22	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$87,800	33.90	\$230,838	\$80,000	\$179,000	\$76,335	2.345	697	\$256.81	H802	74.3136	CONDOMINIUM	RES CONDO	\$40,000		H802 SOUTH VILLAGE CONDO HOMESTEAD	407	80
006-802-013-00	13 SOUTH VLG	12/03/21	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$72,900	28.15	\$243,488	\$80,000	\$179,000	\$81,395	2.199	505	\$354.46	H802	59.7362	CONDOMINIUM	RES CONDO	\$40,000		H802 SOUTH VILLAGE CONDO HOMESTEAD	407	85
006-802-013-00	13 SOUTH VLG	03/29/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$59,900	36.75	\$243,488	\$80,000	\$83,000	\$81,395	1.020	505	\$164.36	H802	58.2069	CONDOMINIUM	RES CONDO	\$40,000		H802 SOUTH VILLAGE CONDO HOMESTEAD	407	85
006-802-017-00	17 SOUTH VLG	01/28/22	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$84,300	32.55	\$246,000	\$80,000	\$179,000	\$82,400	2.172	695	\$257.55	H802	57.0545	CONDOMINIUM	RES CONDO	\$40,000		H802 SOUTH VILLAGE CONDO HOMESTEAD	407	85
006-803-001-00	1 STONY BROOK LODGE	11/11/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$121,700	57.95	\$295,025	\$50,000	\$160,000	\$139,487	1.147	907	\$176.41	H803	45.4723	CONDOMINIUM	MOTEL EXT STAY	\$30,000		H803 STONY BROOK CONDO	407	85
006-803-005-00	6 STONY BROOK LODGE	04/09/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$74,100	34.47	\$205,746	\$50,000	\$165,000	\$92,498	1.784	575	\$286.96	H803	18.2039	CONDOMINIUM	MOTEL EXT STAY	\$30,000		H803 STONY BROOK CONDO	407	85
006-803-009-00	11 STONY BROOK LODGE	05/20/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$109,200	35.80	\$295,025	\$50,000	\$255,000	\$139,487	1.828	907	\$281.15	H803	22.6344	CONDOMINIUM	MOTEL EXT STAY	\$30,000		H803 STONY BROOK CONDO	407	85
006-803-017-00	21 STONY BROOK LODGE	04/16/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$75,300	35.86	\$208,885	\$50,000	\$160,000	\$94,150	1.699	588	\$272.11	H803	9.7631	CONDOMINIUM	MOTEL EXT STAY	\$30,000		H803 STONY BROOK CONDO	407	85
006-803-018-00	22 STONY BROOK LODGE	03/19/21	\$205,200	WD	03-ARM'S LENGTH	\$205,200	\$91,900	44.79	\$208,885	\$50,000	\$155,200	\$94,150	1.648	588	\$263.95	H803	4.6648	CONDOMINIUM	MOTEL EXT STAY	\$30,000		H803 STONY BROOK CONDO	407	85
006-803-019-00	23 STONY BROOK LODGE	03/19/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$107,000	45.92	\$252,291	\$50,000	\$183,000	\$116,995	1.564	767	\$238.59	H803	3.7619	CONDOMINIUM	MOTEL EXT STAY	\$30,000		H803 STONY BROOK CONDO	407	85
006-803-020-00	24 STONY BROOK LODGE	03/08/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,100	45.15	\$249,834	\$50,000	\$185,000	\$115,702	1.599	757	\$244.39	H803	0.2851	CONDOMINIUM	MOTEL EXT STAY	\$30,000		H803 STONY BROOK CONDO	407	85
006-833-003-00	3 VANTAGE PT	09/21/20	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$391,500	55.93	\$864,838	\$220,000	\$480,000	\$293,108	1.638	1,671	\$287.25	H833	3.5836	CONDOMINIUM	RES CONDO	\$220,000		H833 VANTAGE POINTE HOME SITE	407	80
006-833-006-00	6 VANTAGE PT	06/11/20	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$410,200	58.60	\$928,775	\$220,000	\$480,000	\$322,170	1.490	1,842	\$260.59	H833	11.1890	CONDOMINIUM	RES CONDO	\$220,000		H833 VANTAGE POINTE HOME SITE	407	80

ECF Area	Land Table	EQClass
4030V	4030 EASTERLY / DUN...	401
4031	4030 R6 & AG - 3A MIN	407
4122	4605 FISHER LAKE AREA	408
4203	4610 LITTLE GLEN	
H548	4738 OAK HOLLOW C...	
H726	4770 LAKE MICHIGAN	
H860	4790 SLEEPING BEAR ...	
H861	4834 WANDERERS RE...	

Totals: \$5,677,900 \$5,677,900 \$1,842,200 \$5,188,447 \$4,016,275 \$2,074,601 \$2,423 12.8264
 9 <=count Sale. Ratio => 32.45 E.C.F. => 1.9 Std. Deviation=> 0.51
 Std. Dev. => 9.24 Ave. E.C.F. => 2.06 Ave. Variance=> 43.01 Coefficient of Var=> 20.83784887

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale	SaleRatio	CurTCV	Land + Yard	BldgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	her Parcels in S:	Land Table	EQClass	BldgDepr
006-123-009-40	5405 S FACULTY ROW	04/15/22	\$845,000	WD	03-ARM'S LENGTH	\$845,000	\$251,100	29.72	\$601,928	\$163,549	\$681,451	\$257,870	2.643	1,838	\$370.76	4122	57.8425	2 STORY	RES 1 FAMILY	\$160,458		4120 RESI	401	80
006-123-032-20	5794 W TREESONG	09/12/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$163,700	34.83	\$484,767	\$193,639	\$276,361	\$171,252	1.614	1,310	\$210.96	4122	45.0420	1 STORY	RES 1 FAMILY	\$191,139		4120 RESI	401	80
006-123-033-00	5780 W TREESONG	11/22/21	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$161,700	22.00	\$635,572	\$316,373	\$418,627	\$187,764	2.230	1,280	\$327.05	4122	16.5347	1 STORY	RES 1 FAMILY	\$313,873		4120 RESI	401	75
006-123-034-00	5757 W TREESONG	07/28/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$123,800	23.36	\$542,915	\$267,132	\$262,868	\$162,225	1.620	1,639	\$160.38	4122	44.3801	1 STORY	RES 1 FAMILY	\$264,632		4120 RESI	401	65
006-530-008-00	6239 S LAKE	07/21/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$209,900	39.23	\$549,117	\$122,101	\$412,899	\$251,186	1.644	1,505	\$274.35	4122	42.0391	1 STORY	RES VAC	\$120,676		4530 ARBOR ESTATES	401	95
006-531-015-00	6281 W LAKE WOOD	09/23/21	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$431,500	44.26	\$1,083,208	\$126,989	\$848,011	\$562,482	1.508	3,071	\$276.14	4122	55.6566	1 STORY	RESIDENTIAL	\$121,989		4530 ARBOR ESTATES	401	90
006-630-015-00	6159 S FOREST HAVEN	12/02/22	\$636,000	PTA	03-ARM'S LENGTH	\$636,000	\$223,100	35.08	\$573,818	\$221,184	\$414,816	\$207,432	2.000	1,587	\$261.38	4122	6.4419	1.75 STORY	RES 1 FAMILY	\$213,887		4633 FOREST HAVEN	401	80
006-740-069-00	6815 W HARBOR	05/21/21	\$354,900	WD	03-ARM'S LENGTH	\$354,900	\$91,000	25.64	\$269,836	\$147,307	\$207,593	\$72,076	2.880	664	\$312.64	4122	81.6011	1 STORY	RES 1 FAMILY	\$145,807		4120 RESI	401	65
006-740-075-01	5959 S FOREST HAVEN	11/14/22	\$597,000	PTA	03-ARM'S LENGTH	\$597,000	\$186,400	31.22	\$447,286	\$103,351	\$493,649	\$202,315	2.440	2,155	\$229.07	4122	37.5816	1 STORY	RES 1 FAMILY	\$100,851		4633 FOREST HAVEN	401	70

ECF Area	Land Table	EQClass
4924	4922 LAKE ST CONDO	407
4030V	4924 - LE BEAR 1/8 CONDO	401
4031	H410 BEALS HOUSE APPURTENANT SHARE	408
4122	H540 BEACH COMBER CONDOS	
4134	H546 BROOK HILL 1/4 CONDO HOMESTEAD	
4203	H547 BROOK COTTAGE HOMESITES	
4605	H549 CAMP FIREFLY 1/12 HOMESTEAD	
4610	H550 CRYSTAL BEACH CONDOS HOMESTEAD	

Totals: \$5,815,200 \$5,815,200 \$2,203,600 \$4,094,162 \$3,490,200 \$1,897,042 \$1,530 31.7354
 24 <=count Sale. Ratio => 37.89 E.C.F. => 1.84 Std. Deviation=> 0.40
 Std. Dev. => 9.24 Ave. E.C.F. => 1.52 Ave. Variance=> 26.31 Coefficient of Var=> 17.28141705

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale	SaleRatio	CurTCV	Land + Yard	BldgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in S	Land Table	EQClass	BldgDepr
006-724-001-00	5707 S LAKE	02/24/21	\$153,900	WD	03-ARM'S LENGTH	\$153,900	\$69,200	44.96	\$167,674	\$75,000	\$78,900	\$59,819	1.319	2,236	\$35.29	4924	20.3476	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-001-00	5707 S LAKE	05/15/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$69,200	40.71	\$167,674	\$75,000	\$95,000	\$59,819	1.588	2,236	\$42.49	4924	6.5670	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-001-10	5707 S LAKE	04/16/20	\$309,800	WD	03-ARM'S LENGTH	\$309,800	\$138,400	44.67	\$274,606	\$75,000	\$234,800	\$108,114	2.172	4,472	\$52.50	4924	64.9315	CONDOMINIUM	\$80,000	006-724-001-20	4924 - LE BEAR 1/8 CONDO	407	11
006-724-001-10	5707 S LAKE	11/16/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,200	46.13	\$167,674	\$75,000	\$75,000	\$59,819	1.254	2,236	\$33.54	4924	26.8673	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-001-20	5707 S LAKE	10/28/20	\$153,500	WD	03-ARM'S LENGTH	\$153,500	\$69,200	45.08	\$167,674	\$75,000	\$78,500	\$59,819	1.312	2,236	\$35.11	4924	21.0163	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-003-00	5707 S LAKE	09/21/20	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$68,600	51.58	\$102,562	\$75,000	\$58,000	\$59,819	0.970	2,200	\$26.36	4924	55.2864	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-003-20	5707 S LAKE	11/06/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$68,600	49.00	\$102,562	\$75,000	\$65,000	\$59,819	1.087	2,200	\$29.55	4924	43.5844	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-003-50	5707 S LAKE	01/27/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,600	42.88	\$102,562	\$75,000	\$85,000	\$59,819	1.421	2,200	\$38.64	4924	10.1501	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-004-10	5707 S LAKE	09/25/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$68,600	39.20	\$102,562	\$75,000	\$100,000	\$59,819	1.672	2,200	\$45.45	4924	14.9255	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-004-70	5707 S LAKE	05/17/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,000	38.33	\$102,562	\$75,000	\$105,000	\$59,819	1.755	2,200	\$47.73	4924	23.2841	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-005-00	5707 S LAKE	10/15/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,600	42.88	\$166,405	\$75,000	\$85,000	\$59,114	1.438	2,200	\$38.64	4924	8.4555	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-005-10	5707 S LAKE	09/01/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$69,000	43.67	\$166,405	\$75,000	\$83,000	\$59,114	1.404	2,200	\$37.73	4924	11.8388	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-005-70	5707 S LAKE	10/06/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$68,600	43.69	\$166,405	\$75,000	\$82,000	\$59,114	1.387	2,200	\$37.27	4924	13.5304	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-006-00	5707 S LAKE	09/03/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$68,600	44.26	\$166,405	\$75,000	\$80,000	\$59,114	1.353	2,200	\$36.36	4924	16.9137	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-006-30	5707 S LAKE	12/29/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$68,600	41.58	\$166,405	\$75,000	\$90,000	\$59,114	1.522	2,200	\$40.91	4924	0.0028	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-006-50	5707 S LAKE	07/06/20	\$160,200	WD	03-ARM'S LENGTH	\$160,200	\$68,600	42.82	\$166,405	\$75,000	\$85,200	\$59,114	1.441	2,200	\$38.73	4924	8.1172	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-007-00	5707 S LAKE	09/28/20	\$138,900	WD	03-ARM'S LENGTH	\$138,900	\$68,600	49.39	\$166,405	\$75,000	\$63,900	\$59,114	1.081	2,200	\$29.05	4924	44.1493	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-007-10	5707 S LAKE	08/13/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$69,000	40.83	\$166,405	\$75,000	\$94,000	\$59,114	1.590	2,200	\$42.73	4924	6.7694	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-008-40	5707 S LAKE	09/16/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$69,000	34.50	\$102,562	\$75,000	\$125,000	\$59,819	2.090	2,200	\$56.82	4924	56.7184	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-009-10	5707 S LAKE	10/14/20	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$68,600	40.38	\$102,562	\$75,000	\$94,900	\$59,819	1.586	2,200	\$43.14	4924	6.3998	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-009-40	5707 S LAKE	08/28/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,600	42.88	\$102,562	\$75,000	\$85,000	\$59,819	1.421	2,200	\$38.64	4924	10.1501	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-012-00	5707 S LAKE	03/29/21	\$1,980,000	WD	19-MULTI PARCEL	\$1,980,000	\$552,000	27.88	\$792,000	\$600,000	\$1,380,000	\$478,552	2.884	2,200	\$627.27	4924	136.1242	CONDOMINIUM	\$240,000	006-724-012-10	4924 - LE BEAR 1/8 CONDO	407	11
006-724-013-10	5707 S LAKE	12/04/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,600	42.88	\$102,562	\$75,000	\$85,000	\$59,819	1.421	2,200	\$38.64	4924	10.1501	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11
006-724-013-20	5707 S LAKE	11/20/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$68,600	43.69	\$102,562	\$75,000	\$82,000	\$59,819	1.371	2,200	\$37.27	4924	15.1653	CONDOMINIUM	\$60,000		4924 - LE BEAR 1/8 CONDO	407	11

ECF Area	Land Table	EQClass
4924	H410 BEALS HOUSE A...	407
4934	4000 BIG GLEN	401
H410	4030 EASTERLY / DUN...	408
H540	4030 R6 & AG - 3A MIN	
H5461	4120 RESI	
H5462	4530 ARBOR ESTATES	
H5463	4605 FISHER LAKE AREA	
H5464	4610 LITTLE GLEN	

Totals: \$800,000 \$800,000 \$348,400 \$809,296 \$475,000 \$156,225 \$429 0.8420

count=> 5 Sale. Ratio => 43.55 E.C.F. => 3.04 Std. Deviation=> 0.44
 Std. Dev. => 9.24 Ave. E.C.F. => 3.05 Ave. Variance=> 30.27 Coefficient of Var=> 9.926503578

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale	SaleRatio	CurTCV	Land + Yard	BldgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	EQClass	BldgDepr
006-410-001-00	1 BEALS HOUSE	05/21/21	\$160,000	WD	03-ARM'S LENG	\$160,000	\$67,900	42.44	\$158,174	\$65,000	\$95,000	\$30,056	3.161	1,068	\$88.95	H410	11.1838	CONDOMINIUM	RES CONDO	\$65,000	H410 BEALS HOUSE APPURTENANT SHARE	407	11	
006-410-001-20	1 BEALS HOUSE	09/01/21	\$150,000	WD	03-ARM'S LENG	\$150,000	\$67,900	45.27	\$158,174	\$65,000	\$85,000	\$30,056	2.828	1,068	\$79.59	H410	22.0873	CONDOMINIUM	RES CONDO	\$65,000	H410 BEALS HOUSE APPURTENANT SHARE	407	11	
006-410-002-30	2 BEALS HOUSE	07/30/20	\$150,000	WD	03-ARM'S LENG	\$150,000	\$73,400	48.93	\$169,848	\$65,000	\$85,000	\$33,822	2.513	1,256	\$67.68	H410	53.5753	CONDOMINIUM	RES CONDO	\$65,000	H410 BEALS HOUSE APPURTENANT SHARE	407	11	
006-410-005-20	5 BEALS HOUSE	04/23/21	\$160,000	WD	03-ARM'S LENG	\$160,000	\$69,600	43.50	\$161,550	\$65,000	\$95,000	\$31,145	3.050	1,091	\$87.08	H410	0.1317	CONDOMINIUM	RES CONDO	\$65,000	H410 BEALS HOUSE APPURTENANT SHARE	407	11	
006-410-005-70	5 BEALS HOUSE	12/10/21	\$180,000	WD	03-ARM'S LENG	\$180,000	\$69,600	38.67	\$161,550	\$65,000	\$115,000	\$31,145	3.692	1,091	\$105.41	H410	64.3472	CONDOMINIUM	RES CONDO	\$65,000	H410 BEALS HOUSE APPURTENANT SHARE	407	11	

ECF Area	Land Table	EQClass
H725	H795 SOUTH BEACH C...	407
H726	4000 BIG GLEN	401
H762	4030 EASTERLY / DUN...	408
H763	4030 R6 & AG - 3A MIN	
H775	4120 RESI	
H778	4530 ARBOR ESTATES	
H785	4605 FISHER LAKE AREA	
H795	4610 LITTLE GLEN	

Totals: \$6,749,000 \$6,749,000 \$2,811,000 \$7,105,913 \$5,209,000 \$1,739,348 \$3,930 1.5616
 count=> 11 Sale. Ratio => 41.65 E.C.F. => 3.0 Std. Deviation=> 0.39
 Std. Dev. => 9.24 Ave. E.C.F. => 3.01 Ave. Variance=> 25.48 Coefficient of Var=> 8.462785227

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale	SaleRatio	CurTCV	Land + Yard	BldgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	EQClass	BldgDepr
006-795-006-00	6 SOUTH BEACH	08/15/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$242,900	48.58	\$540,569	\$100,000	\$400,000	\$137,678	2.905	1,075	\$372.09	H795	10.5083	CONDOMINIUM	RES CONDO	\$100,000	H795 SOUTH BEACH CONDO HOMSTE	407	75	
006-795-007-00	7 SOUTH BEACH	10/01/20	\$722,500	WD	03-ARM'S LENGTH	\$722,500	\$285,700	39.54	\$725,309	\$200,000	\$522,500	\$164,159	3.183	1,476	\$354.00	H795	17.2472	CONDOMINIUM	RES CONDO	\$200,000	H795 SOUTH BEACH CONDO HOMSTE	407	75	
006-795-020-00	20 SOUTH BEACH	10/05/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$78,800	33.53	\$248,481	\$80,000	\$155,000	\$52,650	2.944	636	\$243.71	H795	6.6464	CONDOMINIUM	RES CONDO	\$80,000	H795 SOUTH BEACH CONDO HOMSTE	407	45	
006-795-021-00	21 SOUTH BEACH	09/30/20	\$834,500	WD	03-ARM'S LENGTH	\$834,500	\$404,500	48.47	\$954,286	\$180,000	\$654,500	\$241,964	2.705	2,570	\$254.67	H795	30.5473	CONDOMINIUM	RES CONDO	\$180,000	H795 SOUTH BEACH CONDO HOMSTE	407	70	
006-795-023-00	23 SOUTH BEACH	11/02/20	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$359,300	48.88	\$854,560	\$180,000	\$555,000	\$210,800	2.633	2,160	\$256.94	H795	37.7589	CONDOMINIUM	RES CONDO	\$180,000	H795 SOUTH BEACH CONDO HOMSTE	407	70	
006-795-025-00	25 SOUTH BEACH	05/14/21	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$303,400	41.85	\$760,346	\$200,000	\$525,000	\$175,108	2.998	1,476	\$355.69	H795	1.2269	CONDOMINIUM	RES CONDO	\$200,000	H795 SOUTH BEACH CONDO HOMSTE	407	80	
006-795-027-00	27 SOUTH BEACH	10/06/20	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$215,000	42.16	\$596,726	\$100,000	\$410,000	\$155,227	2.641	1,074	\$381.75	H795	36.9121	CONDOMINIUM	RES CONDO	\$100,000	H795 SOUTH BEACH CONDO HOMSTE	407	80	
006-795-051-00	51 SOUTH BEACH	03/26/21	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$285,700	39.41	\$725,309	\$200,000	\$525,000	\$164,159	3.198	1,476	\$355.69	H795	18.7701	CONDOMINIUM	RES CONDO	\$200,000	H795 SOUTH BEACH CONDO HOMSTE	407	75	
006-795-052-00	52 SOUTH BEACH	10/09/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$205,500	41.10	\$544,202	\$100,000	\$400,000	\$138,813	2.882	1,087	\$367.99	H795	12.8845	CONDOMINIUM	RES CONDO	\$100,000	H795 SOUTH BEACH CONDO HOMSTE	407	75	
006-795-055-00	55 SOUTH BEACH	10/23/20	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$204,300	40.06	\$541,149	\$100,000	\$410,000	\$137,859	2.974	1,077	\$380.69	H795	3.6365	CONDOMINIUM	RES CONDO	\$100,000	H795 SOUTH BEACH CONDO HOMSTE	407	75	
006-795-056-00	56 SOUTH BEACH	11/01/21	\$752,000	WD	03-ARM'S LENGTH	\$752,000	\$225,900	30.04	\$614,976	\$100,000	\$652,000	\$160,930	4.051	1,074	\$607.08	H795	104.1035	CONDOMINIUM	RES CONDO	\$100,000	H795 SOUTH BEACH CONDO HOMSTE	407	85	

ECF Area	Land Table	Property Class
4030V	H548 CHIMNEY RIDGE...	401
4031	H726 LOGGERS RUN ...	407
4122	H786 SKIPPERS WOO...	408
4134	4000 BIG GLEN	
4203	4030 EASTERLY / DUN...	
4605	4030 R6 & AG - 3A MIN	
4610	4120 RESI	
4700	4530 ARBOR ESTATES	

Totals: \$6,977,900 \$6,977,900 \$2,889,500 \$7,069,987 \$5,480,815 \$3,354,875 \$3,144 4.0169
 12 <=count Sale. Ratio => 41.41 E.C.F. => 1.6 Std. Deviation=> 0.36
 Std. Dev. => 9.24 Ave. E.C.F. => 1.59 Ave. Variance=> 25.63 Coefficient of Var=> 16.08664405

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale	SaleRatio	CurTCV	Land + Yard	BidgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
006-548-002-00	2 CHIMNEY RDG	08/25/22	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$357,100	34.01	\$784,500	\$120,000	\$930,000	\$395,536	2.351	2,222	\$418.54	H548	75.7724	1.75 STORY	RESIDENTIAL	\$120,000		H548 CHIMNEY RIDGE HOMESTEAD	401	90
006-548-003-00	3 CHIMNEY RDG	08/21/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$263,100	55.39	\$612,779	\$120,000	\$355,000	\$293,321	1.210	1,813	\$195.81	H548	38.3239	1.75 STORY	RESIDENTIAL	\$120,000		H548 CHIMNEY RIDGE HOMESTEAD	401	85
006-548-004-00	4 CHIMNEY RDG	06/18/21	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$310,500	41.96	\$804,492	\$120,000	\$620,000	\$407,436	1.522	2,580	\$240.31	H548	7.1805	1.75 STORY	RESIDENTIAL	\$120,000		H548 CHIMNEY RIDGE HOMESTEAD	401	85
006-548-008-00	8 CHIMNEY RDG	01/08/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$243,500	40.58	\$590,261	\$120,000	\$480,000	\$279,917	1.715	1,671	\$287.25	H548	12.1275	1.75 STORY	RESIDENTIAL	\$120,000		H548 CHIMNEY RIDGE HOMESTEAD	401	85
006-548-012-00	12 CHIMNEY RDG	04/20/20	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$286,600	58.49	\$617,512	\$150,000	\$340,000	\$278,281	1.222	1,884	\$180.47	H548	37.1730	1.75 STORY	RESIDENTIAL	\$150,000		H548 CHIMNEY RIDGE HOMESTEAD	401	85
006-548-014-00	14 CHIMNEY RDG	09/08/20	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$302,000	47.19	\$651,515	\$150,000	\$490,000	\$298,521	1.641	1,782	\$274.97	H548	4.7909	1.75 STORY	RESIDENTIAL	\$150,000		H548 CHIMNEY RIDGE HOMESTEAD	401	85
006-726-006-00	6 LOGGERS RUN SUBDIVISION	01/07/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$220,000	29.33	\$603,948	\$137,419	\$612,581	\$282,745	2.167	1,486	\$412.23	H726	57.3033	1.25 STORY	RES 1 FAMILY	\$132,419		H726 LOGGERS RUN HOME SUB HOMESTEAD	401	85
006-726-009-00	9 LOGGERS RUN SUBDIVISION	10/25/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$231,700	37.07	\$630,677	\$120,593	\$504,407	\$309,142	1.632	2,328	\$216.67	H726	3.8119	1+ STORY	RES 1 FAMILY	\$118,093		H726 LOGGERS RUN HOME SUB HOMESTEAD	401	80
006-726-013-00	13 LOGGERS RUN SUBDIVISION	09/24/20	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$184,900	38.52	\$500,781	\$125,616	\$354,384	\$227,373	1.559	1,666	\$212.72	H726	3.4914	1 STORY	RES 1 FAMILY	\$120,616		H726 LOGGERS RUN HOME SUB HOMESTEAD	401	70
006-726-019-00	19 LOGGERS RUN SUBDIVISION	10/08/20	\$479,900	WD	03-ARM'S LENGTH	\$479,900	\$185,100	38.57	\$525,438	\$126,021	\$353,879	\$242,071	1.462	1,483	\$238.62	H726	13.1636	1 STORY	RES 1 FAMILY	\$121,021		H726 LOGGERS RUN HOME SUB HOMESTEAD	401	80
006-726-024-00	24 LOGGERS RUN SUBDIVISION	09/21/20	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$160,500	45.47	\$450,763	\$122,436	\$230,564	\$198,986	1.159	1,171	\$196.89	H726	43.4823	1 STORY	RES 1 FAMILY	\$117,436		H726 LOGGERS RUN HOME SUB HOMESTEAD	401	85
006-786-035-00	35 SKIPPERS WOODS SUB	12/15/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$144,500	48.98	\$297,321	\$85,000	\$210,000	\$141,547	1.484	778	\$269.92	H785	10.9915	1.5 STORY	RES 1 FAMILY	\$80,000		H786 SKIPPERS WOODS II	401	85

ECF Area	Land Table	EQClass
H547	H549 CAMP FIREFLY 1...	407
H549	4000 BIG GLEN	401
H550	4030 EASTERLY / DUN...	408
H604	4030 R6 & AG - 3A MIN	
H705	4120 RESI	
H715	4530 ARBOR ESTATES	
H721	4605 FISHER LAKE AREA	
H725	4610 LITTLE GLEN	

Totals: \$752,950 \$752,950 \$309,800 \$726,894 \$527,950 \$228,134 \$581 0.0000

count=> 9 Sale. Ratio => 41.14 E.C.F. => 2.31 Std. Deviation=> 0.37
 Std. Dev. => 9.24 Ave. E.C.F. => 2.31 Ave. Variance=> 30.24 Coefficient of Var=> 13.06731488

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale	SaleRatio	CurTCV	Land + Yard	BldgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	EQClass	BldgDepr
006-549-001-00	1 CAMP FIREFLY	12/01/22	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$35,200	37.05	\$80,766	\$25,000	\$70,000	\$25,348	2.762	908	\$77.09	H549	44.7326	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12	HOMESTEAD	407	8
006-549-001-35	1 CAMP FIREFLY	10/29/21	\$75,250	WD	03-ARM'S LENGTH	\$75,250	\$33,500	44.52	\$80,766	\$25,000	\$50,250	\$25,348	1.982	908	\$55.34	H549	33.1823	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12	HOMESTEAD	407	8
006-549-001-35	1 CAMP FIREFLY	03/09/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,300	47.57	\$80,766	\$25,000	\$45,000	\$25,348	1.775	908	\$49.56	H549	53.8939	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12	HOMESTEAD	407	8
006-549-001-40	1 CAMP FIREFLY	07/29/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$35,200	39.15	\$80,766	\$25,000	\$64,900	\$25,348	2.560	908	\$71.48	H549	24.6128	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12	HOMESTEAD	407	8
006-549-001-55	1 CAMP FIREFLY	08/29/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$35,200	39.15	\$80,766	\$25,000	\$64,900	\$25,348	2.560	908	\$71.48	H549	24.6128	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12	HOMESTEAD	407	8
006-549-002-00	2 CAMP FIREFLY	10/03/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$35,200	41.41	\$80,766	\$25,000	\$60,000	\$25,348	2.367	908	\$66.08	H549	5.2820	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12	HOMESTEAD	407	8
006-549-002-10	2 CAMP FIREFLY	10/12/22	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$35,200	37.85	\$80,766	\$25,000	\$68,000	\$25,348	2.683	908	\$74.89	H549	36.8424	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12	HOMESTEAD	407	8
006-549-002-35	2 CAMP FIREFLY	01/12/22	\$82,900	WD	03-ARM'S LENGTH	\$82,900	\$33,500	40.41	\$80,766	\$25,000	\$57,900	\$25,348	2.284	908	\$63.77	H549	3.0026	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12	HOMESTEAD	407	8
006-549-002-45	2 CAMP FIREFLY	04/28/21	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$33,500	46.53	\$80,766	\$25,000	\$47,000	\$25,348	1.854	908	\$51.76	H549	46.0037	CONDOMINIUM	RES CONDO	\$25,000	H549 CAMP FIREFLY 1/12	HOMESTEAD	407	8

ECF Area	Land Table	EQClass
H547	H604 FISH HOUSE 1/8...	407
H549	4000 BIG GLEN	401
H550	4030 EASTERLY / DUN...	408
H604	4030 R6 & AG - 3A MIN	
H705	4120 RESI	
H715	4530 ARBOR ESTATES	
H721	4605 FISHER LAKE AREA	
H725	4610 LITTLE GLEN	

Totals: \$195,000 \$195,000 \$74,200 \$194,826 \$45,000 \$22,413 \$37 0.0000
 count=> 1
 Sale. Ratio => 38.05
 Std. Dev. => 9.24
 E.C.F. => 2.01
 Ave. E.C.F. => 2.01
 Std. Deviation=> #DIV/0!
 Ave. Variance=> -
 Coefficient of Var=> 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale	SaleRatio	CurTCV	Land + Yard	BldgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	EQClass	BldgDepr
006-604-001-10	1 FISH HOUSE	06/23/22	\$195,000	WD	03-ARM'S LENGT	\$195,000	\$74,200	38.05	\$194,826	\$150,000	\$45,000	\$22,413	2.008	1,232	\$36.53	H604	0.0000	CONDOMINIUM	RES CONDO	\$150,000		H604 FISH HOUSE 1/8TH INTEREST	407	11

ECF Area	Land Table	EQClass
H5464	H410 BEALS HOUSE APPURTENANT SHARE	407
H547	H540 BEACH COMBER CONDOS	401
H549	H546 BROOK HILL 1/4 CONDO HOMESTEAD	408
H550	H547 BROOK COTTAGE HOMESITES	
H604	H548 CHIMNEY RIDGE HOMESTEAD	
H705	H549 CAMP FIREFLY 1/12 HOMESTEAD	
H715	H550 CRYSTAL BEACH CONDOS HOMESTEAD	
H721	H604 FISH HOUSE 1/8TH INTEREST	

Totals: \$6,792,500 \$6,792,500 \$2,196,200 \$6,953,471 \$4,322,500 \$2,037,941 \$5,520 6.6862
 Sale. Ratio => 32.33 E.C.F. => 2.12 Std. Deviation=> 0.88
 20 <=count Std. Dev. => 9.24 Ave. E.C.F. => 2.05 Ave. Variance=> 73.24 Coefficient of Var=> 35.6556056

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale	SaleRatio	CurTCV	Land + Yard	BldgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Number of Parcels in Set	Land Table	EQClass	BldgDepr
006-715-001-00	1 HAWKS NEST	06/30/21	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$154,400	34.24	\$463,430	\$200,000	\$251,000	\$119,741	2.096	1,025	\$244.88	H715	4.2041	CONDOMINIUM	RES CONDO	\$200,000		H715 HAWKS NEST CONDOS	407	85
006-715-002-00	2 HAWKS NEST	11/18/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$98,800	46.60	\$329,358	\$110,000	\$102,000	\$99,708	1.023	802	\$127.18	H715	103.1166	CONDOMINIUM	RES CONDO	\$110,000		H715 HAWKS NEST CONDOS	407	85
006-715-003-00	3 HAWKS NEST	05/17/22	\$321,500	WD	03-ARM'S LENGTH	\$321,500	\$90,700	28.21	\$283,727	\$110,000	\$211,500	\$78,967	2.678	614	\$344.46	H715	62.4189	CONDOMINIUM	RES CONDO	\$110,000		H715 HAWKS NEST CONDOS	407	85
006-715-005-00	5 HAWKS NEST	09/11/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,900	49.09	\$293,733	\$110,000	\$65,000	\$83,515	0.778	614	\$105.86	H715	127.5848	CONDOMINIUM	RES CONDO	\$110,000		H715 HAWKS NEST CONDOS	407	85
006-715-006-00	6 HAWKS NEST	08/05/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$166,900	33.38	\$493,817	\$200,000	\$300,000	\$133,553	2.246	1,042	\$287.91	H715	19.2145	CONDOMINIUM	RES CONDO	\$200,000		H715 HAWKS NEST CONDOS	407	90
006-715-010-00	10 HAWKS NEST	02/04/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$77,100	27.54	\$293,346	\$110,000	\$170,000	\$83,339	2.040	612	\$277.78	H715	1.4292	CONDOMINIUM	RES CONDO	\$110,000		H715 HAWKS NEST CONDOS	407	85
006-715-012-00	12 HAWKS NEST	08/01/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$109,800	26.46	\$338,402	\$110,000	\$305,000	\$103,819	2.938	812	\$375.62	H715	88.3651	CONDOMINIUM	RES CONDO	\$110,000		H715 HAWKS NEST CONDOS	407	85
006-715-013-00	13 HAWKS NEST	07/16/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$86,300	37.52	\$290,594	\$110,000	\$120,000	\$82,088	1.462	612	\$196.08	H715	59.2309	CONDOMINIUM	RES CONDO	\$110,000		H715 HAWKS NEST CONDOS	407	85
006-715-013-00	13 HAWKS NEST	01/18/21	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$85,700	43.28	\$290,594	\$110,000	\$88,000	\$82,088	1.072	612	\$143.79	H715	98.2133	CONDOMINIUM	RES CONDO	\$110,000		H715 HAWKS NEST CONDOS	407	85
006-715-014-00	14 HAWKS NEST	08/15/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$109,600	27.40	\$351,340	\$110,000	\$290,000	\$109,700	2.644	812	\$357.14	H715	58.9422	CONDOMINIUM	RES CONDO	\$110,000		H715 HAWKS NEST CONDOS	407	90
006-715-031-00	31 HAWKS NEST	03/23/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$96,900	25.50	\$319,789	\$80,000	\$300,000	\$108,995	2.752	802	\$374.06	H715	69.8269	CONDOMINIUM	RES CONDO	\$80,000		H715 HAWKS NEST CONDOS	407	90
006-715-033-00	33 HAWKS NEST	05/04/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$166,800	31.77	\$493,436	\$200,000	\$325,000	\$133,380	2.437	1,025	\$317.07	H715	38.2496	CONDOMINIUM	RES CONDO	\$200,000		H715 HAWKS NEST CONDOS	407	90
006-715-037-00	37 HAWKS NEST	01/19/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,300	47.45	\$253,430	\$80,000	\$85,000	\$78,832	1.078	614	\$138.44	H715	97.5907	CONDOMINIUM	RES CONDO	\$80,000		H715 HAWKS NEST CONDOS	407	85
006-715-041-00	41 HAWKS NEST	10/16/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$84,700	44.58	\$272,265	\$80,000	\$110,000	\$87,393	1.259	616	\$178.57	H715	79.5472	CONDOMINIUM	RES CONDO	\$80,000		H715 HAWKS NEST CONDOS	407	90
006-715-044-00	44 HAWKS NEST	10/23/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$118,200	49.25	\$367,127	\$90,000	\$150,000	\$125,967	1.191	1,025	\$146.34	H715	86.3362	CONDOMINIUM	RES CONDO	\$90,000		H715 HAWKS NEST CONDOS	407	85
006-715-047-00	47 HAWKS NEST	02/05/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$98,400	45.77	\$308,178	\$90,000	\$125,000	\$99,172	1.260	804	\$155.47	H715	79.3713	CONDOMINIUM	RES CONDO	\$90,000		H715 HAWKS NEST CONDOS	407	85
006-715-048-00	48 HAWKS NEST	03/31/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$86,400	27.87	\$284,544	\$90,000	\$220,000	\$88,429	2.488	614	\$358.31	H715	43.3718	CONDOMINIUM	RES CONDO	\$90,000		H715 HAWKS NEST CONDOS	407	90
006-715-052-00	52 HAWKS NEST	06/24/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$118,800	30.86	\$368,402	\$140,000	\$245,000	\$103,819	2.360	812	\$301.72	H715	30.5723	CONDOMINIUM	RES CONDO	\$140,000		H715 HAWKS NEST CONDOS	407	85
006-715-064-00	64 HAWKS NEST	10/07/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$165,900	24.40	\$474,624	\$200,000	\$480,000	\$124,829	3.845	1,025	\$468.29	H715	179.1106	CONDOMINIUM	RES CONDO	\$200,000		H715 HAWKS NEST CONDOS	407	85
006-715-066-00	66 HAWKS NEST	07/01/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$116,600	22.42	\$383,335	\$140,000	\$380,000	\$110,607	3.436	612	\$620.92	H715	138.1442	CONDOMINIUM	RES CONDO	\$140,000		H715 HAWKS NEST CONDOS	407	85

ECF Area	Land Table	EQClass
H547	H410 BEALS HOUSE APPURTENANT SHARE	407
H549	H540 BEACH COMBER CONDOS	401
H550	H546 BROOK HILL 1/4 CONDO HOMESTEAD	408
H604	H547 BROOK COTTAGE HOMESITES	
H715	H548 CHIMNEY RIDGE HOMESTEAD	
H721	H549 CAMP FIREFLY 1/12 HOMESTEAD	
H725	H550 CRYSTAL BEACH CONDOS HOMESTEAD	
H762	H604 FISH HOUSE 1/8TH INTEREST	

Totals: \$881,475 \$881,475 \$368,100 \$909,339 \$491,475 \$216,391 \$501 2.8695
 11 <=count Sale. Ratio => 41.76 E.C.F. => 2.3 Std. Deviation=> 0.93
 Std. Dev. => 9.24 Ave. E.C.F. => 2.30 Ave. Variance=> 66.19 Coefficient of Var=> 28.77985551

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale	SaleRatio	CurTCV	Land + Yard	BldgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sa	Land Table	EQClass	BldgDepr
006-721-004-60	4 THE INN	04/09/21	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$43,600	46.88	\$113,150	\$60,000	\$33,000	\$22,146	1.490	1,178	\$28.01	H721	80.9806	CONDOMINIUM	\$60,000	H721 THE INN 1/8 CONDO - HOMESTEAD	407	11	
006-721-004-70	4 THE INN	02/25/21	\$93,600	WD	03-ARM'S LENGTH	\$93,600	\$47,800	51.07	\$113,150	\$60,000	\$33,600	\$22,146	1.517	1,178	\$28.52	H721	78.2713	CONDOMINIUM	\$60,000	H721 THE INN 1/8 CONDO - HOMESTEAD	407	11	
006-721-010-00	10 THE INN	10/06/21	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$30,400	41.36	\$75,084	\$30,000	\$43,500	\$18,785	2.316	962	\$45.22	H721	1.5749	CONDOMINIUM	\$30,000	H721 THE INN 1/8 CONDO - HOMESTEAD	407	11	
006-721-010-10	10 THE INN	09/16/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$31,200	28.36	\$75,084	\$30,000	\$80,000	\$18,785	4.259	962	\$83.16	H721	195.8788	CONDOMINIUM	\$30,000	H721 THE INN 1/8 CONDO - HOMESTEAD	407	11	
006-721-010-50	10 THE INN	04/14/22	\$104,500	WD	03-ARM'S LENGTH	\$104,500	\$31,200	29.86	\$75,084	\$30,000	\$74,500	\$18,785	3.966	962	\$77.44	H721	166.6002	CONDOMINIUM	\$30,000	H721 THE INN 1/8 CONDO - HOMESTEAD	407	11	
006-721-010-70	10 THE INN	09/01/21	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$30,400	42.22	\$75,084	\$30,000	\$42,000	\$18,785	2.236	962	\$43.66	H721	6.4102	CONDOMINIUM	\$30,000	H721 THE INN 1/8 CONDO - HOMESTEAD	407	11	
006-721-016-30	16 THE INN	04/08/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$25,900	43.17	\$69,955	\$30,000	\$30,000	\$16,648	1.802	816	\$36.76	H721	49.7901	CONDOMINIUM	\$30,000	H721 THE INN 1/8 CONDO - HOMESTEAD	407	11	
006-721-017-10	17 THE INN	07/30/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$31,700	45.29	\$78,187	\$30,000	\$40,000	\$20,078	1.992	978	\$40.90	H721	30.7690	CONDOMINIUM	\$30,000	H721 THE INN 1/8 CONDO - HOMESTEAD	407	11	
006-721-017-10	17 THE INN	06/30/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,500	46.43	\$78,187	\$30,000	\$40,000	\$20,078	1.992	978	\$40.90	H721	30.7690	CONDOMINIUM	\$30,000	H721 THE INN 1/8 CONDO - HOMESTEAD	407	11	
006-721-017-30	17 THE INN	04/23/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$31,700	45.29	\$78,187	\$30,000	\$40,000	\$20,078	1.992	978	\$40.90	H721	30.7690	CONDOMINIUM	\$30,000	H721 THE INN 1/8 CONDO - HOMESTEAD	407	11	
006-721-017-50	17 THE INN	05/14/21	\$64,875	WD	03-ARM'S LENGTH	\$64,875	\$31,700	48.86	\$78,187	\$30,000	\$34,875	\$20,078	1.737	978	\$35.66	H721	56.2946	CONDOMINIUM	\$30,000	H721 THE INN 1/8 CONDO - HOMESTEAD	407	11	

ECF Area	Land Table	EQClass
H775	H762 PINNACLE 1/4 A...	407
H778	4000 BIG GLEN	401
H795	4030 EASTERLY / DUN...	408
H802	4030 R6 & AG - 3A MIN	
H803	4120 RESI	
H818	4530 ARBOR ESTATES	
H833	4605 FISHER LAKE AREA	
H841	4610 LITTLE GLEN	

Totals: \$1,981,800 \$1,981,800 \$760,300 \$1,938,917 \$1,256,800 \$837,184 \$919 0.0030
 count=> 19 Sale. Ratio => 38.36 E.C.F. => 1.50 Std. Deviation=> 0.26
 Std. Dev. => 9.24 Ave. E.C.F. => 1.50 Ave. Variance=> 22.01 Coefficient of Var=> 14.66456562

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale	SaleRatio	CurTCV	Land + Yard	BldgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	EQClass	BldgDepr
006-762-001-20	1 PINNACLE PL	10/28/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$41,000	34.17	\$103,938	\$40,000	\$80,000	\$44,095	1.814	1,368	\$58.48	H762	31.3064	CONDOMINIUM	RES CONDO	\$40,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-003-10	3 PINNACLE PL	10/27/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$41,000	33.61	\$104,038	\$40,000	\$82,000	\$44,164	1.857	1,371	\$59.81	H762	35.5517	CONDOMINIUM	RES CONDO	\$40,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-005-10	5 PINNACLE	09/09/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$40,800	34.58	\$103,578	\$40,000	\$78,000	\$43,847	1.779	1,365	\$57.14	H762	27.7724	CONDOMINIUM	RES CONDO	\$40,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-005-30	5 PINNACLE	03/30/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$39,800	37.90	\$103,578	\$40,000	\$65,000	\$43,847	1.482	1,365	\$47.62	H762	1.8762	CONDOMINIUM	RES CONDO	\$40,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-006-00	6 PINNACLE PL	01/07/22	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$39,800	40.61	\$103,681	\$40,000	\$58,000	\$43,918	1.321	1,368	\$42.40	H762	18.0548	CONDOMINIUM	RES CONDO	\$40,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-006-10	6 PINNACLE PL	03/05/21	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$41,400	48.14	\$103,681	\$40,000	\$46,000	\$43,918	1.047	1,368	\$33.63	H762	45.3785	CONDOMINIUM	RES CONDO	\$40,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-006-30	6 PINNACLE PL	04/21/21	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$39,800	42.80	\$103,681	\$40,000	\$53,000	\$43,918	1.207	1,368	\$38.74	H762	29.4397	CONDOMINIUM	RES CONDO	\$40,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-006-30	6 PINNACLE PL	10/19/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$40,900	34.08	\$103,681	\$40,000	\$80,000	\$43,918	1.822	1,368	\$58.48	H762	32.0386	CONDOMINIUM	RES CONDO	\$40,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-007-00	7 PINNACLE PL	08/05/22	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$41,100	35.43	\$104,118	\$40,000	\$76,000	\$44,219	1.719	1,368	\$55.56	H762	21.7513	CONDOMINIUM	RES CONDO	\$40,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-007-10	7 PINNACLE PL	08/20/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$40,000	42.11	\$104,118	\$40,000	\$55,000	\$44,219	1.244	1,368	\$40.20	H762	25.7393	CONDOMINIUM	RES CONDO	\$40,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-007-20	7 PINNACLE PL	09/08/21	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$40,000	40.82	\$104,118	\$40,000	\$58,000	\$44,219	1.312	1,368	\$42.40	H762	18.9549	CONDOMINIUM	RES CONDO	\$40,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-007-20	7 PINNACLE PL	04/16/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$40,000	42.55	\$104,118	\$40,000	\$54,000	\$44,219	1.221	1,368	\$39.47	H762	28.0007	CONDOMINIUM	RES CONDO	\$40,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-007-20	7 PINNACLE PL	06/25/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$40,000	43.48	\$104,118	\$40,000	\$52,000	\$44,219	1.176	1,368	\$38.01	H762	32.5237	CONDOMINIUM	RES CONDO	\$40,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-007-20	7 PINNACLE PL	07/18/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$41,100	37.03	\$104,118	\$40,000	\$71,000	\$44,219	1.606	1,368	\$51.90	H762	10.4440	CONDOMINIUM	RES CONDO	\$40,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-010-10	10 PINNACLE PL	11/13/21	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$40,000	38.46	\$104,038	\$40,000	\$64,000	\$44,164	1.449	1,371	\$46.68	H762	5.2054	CONDOMINIUM	RES CONDO	\$40,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-010-20	10 PINNACLE PL	01/20/22	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$40,000	36.40	\$104,038	\$40,000	\$69,900	\$44,164	1.583	1,371	\$50.98	H762	8.1539	CONDOMINIUM	RES CONDO	\$40,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-011-10	11 PINNACLE PL	12/30/21	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$33,700	32.13	\$84,038	\$20,000	\$84,900	\$44,164	1.922	1,371	\$61.93	H762	42.1181	CONDOMINIUM	RES CONDO	\$20,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-011-30	11 PINNACLE PL	02/04/21	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$35,300	41.05	\$84,038	\$20,000	\$66,000	\$44,164	1.494	1,371	\$48.14	H762	0.6768	CONDOMINIUM	RES CONDO	\$20,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22
006-762-012-20	12 PINNACLE PL	08/20/21	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$44,600	40.92	\$108,201	\$45,000	\$64,000	\$43,587	1.468	1,347	\$47.51	H762	3.2862	CONDOMINIUM	RES CONDO	\$45,000		H762 PINNACLE 1/4 APPURTENANT SHARE	407	22

ECF Area	Land Table
H547	H803 STONY BROOK CONDO
H763	4000 BIG GLEN
H775	4030 EASTERLY / DUNNS RD AREA R2,R1
H802	4030 R6 & AG - 3A MIN
H803	4120 RESI
4030V	4530 ARBOR ESTATES
4031	4605 FISHER LAKE AREA
4122	4610 LITTLE GLEN

EQClass
407
401
408

Totals: \$1,403,200 \$1,403,200 \$563,600 \$1,420,666 \$1,103,200 \$652,982 \$1,587 0.2329
 6 <=count Sale. Ratio => 40.17 E.C.F. => 1.7 Std. Deviation=> 0.10
 Std. Dev. => 9.24 Ave. E.C.F. => 1.69 Ave. Variance=> 8.33 Coefficient of Var=> 4.937680027

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale	SaleRatio	CurTCV	Land + Yard	BldgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	her Parcels in S	Land Table	EQClass	BldgDepr
006-803-005-00	6 STONY BROOK LODGE	04/09/21	\$215,000	WD	03-ARM'S LENG	\$215,000	\$74,100	34.47	\$205,746	\$50,000	\$165,000	\$92,498	1.784	575	\$286.96	H803	9.6674	CONDOMINIUM	MOTEL EXT STAY	\$30,000		H803 STONY BROOK CONDO	407	85
006-803-009-00	11 STONY BROOK LODGE	05/20/21	\$305,000	WD	03-ARM'S LENG	\$305,000	\$109,200	35.80	\$295,025	\$50,000	\$255,000	\$139,487	1.828	907	\$281.15	H803	14.0979	CONDOMINIUM	MOTEL EXT STAY	\$30,000		H803 STONY BROOK CONDO	407	85
006-803-017-00	21 STONY BROOK LODGE	04/16/21	\$210,000	WD	03-ARM'S LENG	\$210,000	\$75,300	35.86	\$208,885	\$50,000	\$160,000	\$94,150	1.699	588	\$272.11	H803	1.2265	CONDOMINIUM	MOTEL EXT STAY	\$30,000		H803 STONY BROOK CONDO	407	85
006-803-018-00	22 STONY BROOK LODGE	03/19/21	\$205,200	WD	03-ARM'S LENG	\$205,200	\$91,900	44.79	\$208,885	\$50,000	\$155,200	\$94,150	1.648	588	\$263.95	H803	3.8717	CONDOMINIUM	MOTEL EXT STAY	\$30,000		H803 STONY BROOK CONDO	407	85
006-803-019-00	23 STONY BROOK LODGE	03/19/21	\$233,000	WD	03-ARM'S LENG	\$233,000	\$107,000	45.92	\$252,291	\$50,000	\$183,000	\$116,995	1.564	767	\$238.59	H803	12.2985	CONDOMINIUM	MOTEL EXT STAY	\$30,000		H803 STONY BROOK CONDO	407	85
006-803-020-00	24 STONY BROOK LODGE	03/08/21	\$235,000	WD	03-ARM'S LENG	\$235,000	\$106,100	45.15	\$249,834	\$50,000	\$185,000	\$115,702	1.599	757	\$244.39	H803	8.8217	CONDOMINIUM	MOTEL EXT STAY	\$30,000		H803 STONY BROOK CONDO	407	85

ECF Area	Land Table	EQClass
H726	H860 WOODSTONE	401
H785	4000 BIG GLEN	407
H860	4030 EASTERLY / DUN...	408
H861	4030 R6 & AG - 3A MIN	
H862	4120 RESI	
4134	4530 ARBOR ESTATES	
4605	4605 FISHER LAKE AREA	
4610	4610 LITTLE GLEN	

Totals: \$5,956,000 \$5,956,000 \$2,480,000 \$5,915,132 \$5,311,000 \$3,764,380 \$2,129 1.2708
 9 <=count Sale. Ratio => 41.64 E.C.F. => 1.4 Std. Deviation=> 0.32
 Std. Dev. => 9.24 Ave. E.C.F. => 1.42 Ave. Variance=> 24.03 Coefficient of Var=> 16.88195391

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale	SaleRatio	CurTCV	Land + Yard	BldgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Parcels i	Land Table	EQClass	BldgDepr
006-860-014-00	14 PINE TRACE	02/16/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$267,800	35.71	\$692,605	\$80,000	\$670,000	\$437,575	1.531	2,516	\$266.30	H860	10.7602	1.25 STORY	RES 1 FAMILY	\$80,000		H860 WOODSTONE	401	85
006-860-026-00	9 DEER PARK	08/16/22	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$218,300	26.30	\$566,348	\$50,000	\$780,000	\$368,820	2.115	2,248	\$346.98	H862	69.1289	1.5 STORY	RES 1 FAMILY	\$50,000		H860 WOODSTONE	401	85
006-860-032-00	15 DEER PARK	07/24/20	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$268,700	47.56	\$584,548	\$50,000	\$515,000	\$381,820	1.349	1,640	\$314.02	H862	7.4761	1.25 STORY	RES 1 FAMILY	\$50,000		H860 WOODSTONE	401	85
006-860-041-00	21 PINE TRACE	10/26/20	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$303,500	48.56	\$758,051	\$80,000	\$545,000	\$484,322	1.125	3,344	\$162.98	H860	29.8280	1.5 STORY	RES VAC	\$80,000		H860 WOODSTONE	401	85
006-860-046-00	27 PINE TRACE	04/14/22	\$777,000	WD	03-ARM'S LENGTH	\$777,000	\$271,500	34.94	\$651,935	\$80,000	\$697,000	\$408,525	1.706	2,574	\$270.78	H860	28.2574	1.5 STORY	RES VAC	\$80,000		H860 WOODSTONE	401	88
006-860-053-00	18 DEER PARK	08/10/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$395,700	49.46	\$832,783	\$50,000	\$750,000	\$559,131	1.341	3,468	\$216.26	H862	8.2196	1.5 STORY	RES VAC	\$50,000		H860 WOODSTONE	401	94
006-860-066-00	6 TWISTED OAK	12/01/20	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$241,800	45.62	\$576,529	\$85,000	\$445,000	\$351,092	1.267	2,346	\$189.68	H861	15.6091	1 STORY	RES VAC	\$85,000		H860 WOODSTONE	401	88
006-860-068-00	10 TWISTED OAK	06/15/21	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$238,100	43.37	\$575,536	\$85,000	\$464,000	\$350,383	1.324	2,601	\$178.39	H861	9.9298	1.5 STORY	RES 1 FAMILY	\$85,000		H860 WOODSTONE	401	83
006-860-070-00	13 TWISTED OAK	05/15/20	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$274,600	51.81	\$676,797	\$85,000	\$445,000	\$422,712	1.053	2,430	\$183.13	H861	37.0838	1.25 STORY	RES 1 FAMILY	\$85,000		H860 WOODSTONE	401	90

ECF Area	Land Table
H547	4922 LAKE ST CONDO
H725	4924 - LE BEAR 1/8 CONDO
H763	H410 BEALS HOUSE APPURTENANT SHARE
H775	H540 BEACH COMBER CONDOS
H802	H546 BROOK HILL 1/4 CONDO HOMESTEAD
H803	H547 BROOK COTTAGE HOMESITES
H833	H549 CAMP FIREFLY 1/12 HOMESTEAD
4030V	H550 CRYSTAL BEACH CONDOS HOMESTEAD

EQClass
407
401
408

Totals: \$16,762,700 \$16,762,700 \$6,533,500 \$17,639,221 \$11,458,150 \$6,796,996 \$9,734 1.2919
 37 <=<count Sale. Ratio => 38.98 E.C.F. => 1.7 Std. Deviation=> 0.44
 Std. Dev. => 9.24 Ave. E.C.F. => 1.70 Ave. Variance=> 35.91 Coefficient of Var=> 21.14262741

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale	SaleRatio	CurTCV	Land + Yard	BldgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	EQClass	BldgDepr
006-546-042-00	42 BROOK HILL COTTAGES	03/15/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$188,900	30.22	\$581,625	\$207,275	\$417,725	\$233,969	1.785	1,402	\$297.95	H547	8.6702	1.25 STORY	RES CONDO	\$200,000	H547 BROOK COTTAGE HOMESITES	407	84
006-546-043-00	43 BROOK HILL COTTAGES	10/22/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$181,300	36.26	\$575,819	\$207,275	\$292,725	\$230,340	1.271	1,465	\$199.81	H547	42.7847	1.25 STORY	RES CONDO	\$200,000	H547 BROOK COTTAGE HOMESITES	407	80
006-547-005-00	5 BROOK HILL COTTAGES	12/18/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$277,100	51.31	\$659,074	\$120,000	\$420,000	\$336,921	1.247	1,300	\$323.08	H547	45.2103	2 STORY	RES CONDO	\$120,000	H547 BROOK COTTAGE HOMESITES	407	85
006-547-016-00	16 BROOK HILL COTTAGES	12/12/22	\$905,000	PTA	03-ARM'S LENGTH	\$905,000	\$356,300	39.37	\$775,771	\$120,000	\$785,000	\$409,857	1.915	2,580	\$304.26	H547	21.6617	3 STORY	RES CONDO	\$120,000	H547 BROOK COTTAGE HOMESITES	407	90
006-547-018-00	18 BROOK HILL COTTAGES	09/28/21	\$749,000	WD	03-ARM'S LENGTH	\$749,000	\$302,200	40.35	\$689,061	\$120,000	\$629,000	\$355,663	1.769	2,430	\$258.85	H547	6.9842	3 STORY	RES CONDO	\$120,000	H547 BROOK COTTAGE HOMESITES	407	90
006-547-031-00	31 BROOK HILL COTTAGES	08/05/21	\$729,000	WD	03-ARM'S LENGTH	\$729,000	\$309,400	42.44	\$761,085	\$250,000	\$479,000	\$319,428	1.500	1,866	\$256.70	H547	19.9131	1.75 STORY	RES CONDO	\$250,000	H547 BROOK COTTAGE HOMESITES	407	80
006-547-034-00	34 BROOK HILL COTTAGES	12/01/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$280,600	35.08	\$716,139	\$250,000	\$550,000	\$291,337	1.888	1,552	\$354.38	H547	18.9163	2 STORY	RES CONDO	\$250,000	H547 BROOK COTTAGE HOMESITES	407	85
006-547-037-00	37 BROOK HILL COTTAGES	03/02/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$222,300	46.31	\$515,088	\$80,000	\$400,000	\$278,180	1.438	1,600	\$250.00	H547	26.0768	2 STORY	RES CONDO	\$70,000	H547 BROOK COTTAGE HOMESITES	407	85
006-547-040-00	40 BROOK HILL COTTAGES	04/21/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$217,500	37.83	\$572,098	\$120,000	\$455,000	\$282,561	1.610	1,616	\$281.56	H547	8.8415	2 STORY	RES CONDO	\$120,000	H547 BROOK COTTAGE HOMESITES	407	85
006-725-001-00	47 LOGGERS RUN	07/10/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$194,200	51.11	\$539,444	\$180,000	\$200,000	\$199,691	1.002	1,275	\$156.86	H725	69.7139	CONDOMINIUM	RES CONDO	\$180,000	H725 LOGGERS RUN CONDO HOMESTEAD	407	85
006-725-004-00	46 LOGGERS RUN	09/20/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$178,700	26.28	\$518,398	\$180,000	\$500,000	\$187,999	2.660	1,275	\$392.16	H725	96.0905	CONDOMINIUM	RES CONDO	\$180,000	H725 LOGGERS RUN CONDO HOMESTEAD	407	80
006-725-012-00	29 LOGGERS RUN	06/26/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$162,200	48.42	\$480,413	\$180,000	\$155,000	\$166,896	0.929	1,050	\$147.62	H725	76.9964	CONDOMINIUM	RES CONDO	\$180,000	H725 LOGGERS RUN CONDO HOMESTEAD	407	80
006-725-024-00	13 LOGGERS RUN	05/04/22	\$477,500	WD	03-ARM'S LENGTH	\$477,500	\$157,000	32.88	\$480,407	\$180,000	\$297,500	\$166,893	1.783	1,050	\$283.33	H725	8.3896	CONDOMINIUM	RES CONDO	\$180,000	H725 LOGGERS RUN CONDO HOMESTEAD	407	80
006-763-003-00	9 RIDGE TOP	05/27/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$185,100	34.28	\$508,343	\$180,000	\$360,000	\$149,247	2.412	1,040	\$346.15	H763	71.3426	CONDOMINIUM	RES CONDO	\$180,000	H763 RIDGE TOP CONDO HOMESTEAD	407	80
006-763-006-00	21 RIDGE TOP	08/08/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$153,800	30.76	\$532,900	\$180,000	\$320,000	\$160,409	1.995	1,040	\$307.69	H763	29.6214	CONDOMINIUM	RES CONDO	\$180,000	H763 RIDGE TOP CONDO HOMESTEAD	407	85
006-775-004-00	11 SHIP WATCH	07/09/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$156,700	29.29	\$536,002	\$200,000	\$335,000	\$152,728	2.193	1,050	\$319.05	H775	49.4754	CONDOMINIUM	RES CONDO	\$200,000	H775 SHIP WATCH CONDOS HOMESTEAD	407	85
006-775-005-00	3 SHIP WATCH	04/29/22	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$208,400	28.55	\$652,353	\$200,000	\$530,000	\$205,615	2.578	1,346	\$393.76	H775	87.8947	CONDOMINIUM	RES CONDO	\$200,000	H775 SHIP WATCH CONDOS HOMESTEAD	407	90
006-775-007-00	9 SHIP WATCH	07/12/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$151,100	28.24	\$541,312	\$200,000	\$335,000	\$155,142	2.159	1,050	\$319.05	H775	46.0629	CONDOMINIUM	RES CONDO	\$200,000	H775 SHIP WATCH CONDOS HOMESTEAD	407	85
006-775-008-00	13 SHIP WATCH	12/18/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$184,300	43.88	\$530,343	\$200,000	\$220,000	\$150,156	1.465	1,050	\$209.52	H775	23.3542	CONDOMINIUM	RES CONDO	\$200,000	H775 SHIP WATCH CONDOS HOMESTEAD	407	80
006-775-014-00	21 SHIP WATCH	01/19/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$188,300	44.83	\$538,782	\$200,000	\$220,000	\$153,992	1.429	1,050	\$209.52	H775	27.0038	CONDOMINIUM	RES CONDO	\$200,000	H775 SHIP WATCH CONDOS HOMESTEAD	407	80
006-802-002-00	2 SOUTH VLG	07/31/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$68,000	38.86	\$219,105	\$80,000	\$95,000	\$71,642	1.326	695	\$136.69	H802	37.2648	CONDOMINIUM	RES CONDO	\$40,000	H802 SOUTH VILLAGE CONDO HOMESTEAD	407	80
006-802-011-00	11 SOUTH VLG	09/18/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$63,600	35.33	\$204,295	\$80,000	\$100,000	\$65,718	1.522	505	\$198.02	H802	17.7032	CONDOMINIUM	RES CONDO	\$40,000	H802 SOUTH VILLAGE CONDO HOMESTEAD	407	80
006-802-012-00	12 SOUTH VLG	07/30/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$71,500	42.06	\$230,838	\$80,000	\$90,000	\$76,335	1.179	697	\$129.12	H802	51.9675	CONDOMINIUM	RES CONDO	\$40,000	H802 SOUTH VILLAGE CONDO HOMESTEAD	407	80
006-802-012-00	12 SOUTH VLG	01/19/22	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$87,800	33.90	\$230,838	\$80,000	\$179,000	\$76,335	2.345	697	\$256.81	H802	64.6235	CONDOMINIUM	RES CONDO	\$40,000	H802 SOUTH VILLAGE CONDO HOMESTEAD	407	80
006-802-013-00	13 SOUTH VLG	12/03/21	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$72,900	28.15	\$243,488	\$80,000	\$179,000	\$81,395	2.199	505	\$354.46	H802	50.0461	CONDOMINIUM	RES CONDO	\$40,000	H802 SOUTH VILLAGE CONDO HOMESTEAD	407	85
006-802-013-00	13 SOUTH VLG	03/29/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$59,900	36.75	\$243,488	\$80,000	\$83,000	\$81,395	1.020	505	\$164.36	H802	67.8969	CONDOMINIUM	RES CONDO	\$40,000	H802 SOUTH VILLAGE CONDO HOMESTEAD	407	85
006-802-017-00	17 SOUTH VLG	01/28/22	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$84,300	32.55	\$246,000	\$80,000	\$179,000	\$82,400	2.172	695	\$257.55	H802	47.3644	CONDOMINIUM	RES CONDO	\$40,000	H802 SOUTH VILLAGE CONDO HOMESTEAD	407	85
006-803-001-00	1 STONY BROOK LODGE	11/11/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$121,700	57.95	\$295,025	\$50,000	\$160,000	\$139,487	1.147	907	\$176.41	H803	55.1624	CONDOMINIUM	MOTEL EXT STAY	\$30,000	H803 STONY BROOK CONDO	407	85
006-803-005-00	6 STONY BROOK LODGE	04/09/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$74,100	34.47	\$205,746	\$50,000	\$165,000	\$92,498	1.784	575	\$286.96	H803	8.5139	CONDOMINIUM	MOTEL EXT STAY	\$30,000	H803 STONY BROOK CONDO	407	85
006-803-009-00	11 STONY BROOK LODGE	05/20/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$109,200	35.80	\$295,025	\$50,000	\$255,000	\$139,487	1.828	907	\$281.15	H803	12.9444	CONDOMINIUM	MOTEL EXT STAY	\$30,000	H803 STONY BROOK CONDO	407	85
006-803-017-00	21 STONY BROOK LODGE	04/16/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$75,300	35.86	\$208,885	\$50,000	\$160,000	\$94,150	1.699	588	\$272.11	H803	0.0730	CONDOMINIUM	MOTEL EXT STAY	\$30,000	H803 STONY BROOK CONDO	407	85
006-803-018-00	22 STONY BROOK LODGE	03/19/21	\$205,200	WD	03-ARM'S LENGTH	\$205,200	\$91,900	44.79	\$208,885	\$50,000	\$155,200	\$94,150	1.648	588	\$263.95	H803	5.0252	CONDOMINIUM	MOTEL EXT STAY	\$30,000	H803 STONY BROOK CONDO	407	85
006-803-019-00	23 STONY BROOK LODGE	03/19/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$107,000	45.92	\$252,291	\$50,000	\$183,000	\$116,995	1.564	767	\$238.59	H803	13.4520	CONDOMINIUM	MOTEL EXT STAY	\$30,000	H803 STONY BROOK CONDO	407	85
006-803-020-00	24 STONY BROOK LODGE	03/08/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,100	45.15	\$249,834	\$50,000	\$185,000	\$115,702	1.599	757	\$244.39	H803	9.9752	CONDOMINIUM	MOTEL EXT STAY	\$30,000	H803 STONY BROOK CONDO	407	85
006-833-002-00	2 VANTAGE PT	03/08/22	\$829,000	WD	03-ARM'S LENGTH	\$829,000	\$283,100	34.15	\$807,408	\$280,000	\$549,000	\$267,004	2.056	1,434	\$382.85	H833	35.7466	CONDOMINIUM	RES CONDO	\$220,000	H833 VANTAGE POINTE HOME SITE	407	81
006-833-003-00	3 VANTAGE PT	09/21/20	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$391,500	55.93	\$864,838	\$280,000	\$420,000	\$293,108	1.433	1,671	\$251.35	H833	26.5768	CONDOMINIUM	RES CONDO	\$220,000	H833 VANTAGE POINTE HOME SITE	407	80
006-833-006-00	6 VANTAGE PT	06/11/20	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$410,200	58.60	\$928,775	\$280,000	\$420,000	\$322,170	1.304	1,842	\$228.01	H833	39.5028	CONDOMINIUM	RES CONDO	\$220,000	H833 VANTAGE POINTE HOME SITE	407	80

ECF Area	Land Table
4922	H762 PINNACLE 1/4 APPURTENANT SHARE
4924	H763 RIDGE TOP CONDO HOMESTEAD
H410	H775 SHIP WATCH CONDOS HOMESTEAD
H540	H778 SHORESIDE 1/8 APPURTANCE
H5461	H786 SKIPPERS WOODS II
H5462	H795 SOUTH BEACH CONDO HOMSTEAD
H5463	H802 SOUTH VILLAGE CONDO HOMESTEAD
H5464	H803 STONY BROOK CONDO

EQClass
407
401
408

Totals: \$405,000 \$405,000 \$146,600 \$403,652 \$225,000 \$86,020 \$249 0.0000

1 <=count

Sale. Ratio => 36.20
Std. Dev. => 9.24

E.C.F. => 2.6
Ave. E.C.F. => 2.62

Std. Deviation=> #DIV/0!
Ave. Variance=> - Coefficient of Var=> 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale	SaleRatio	CurTCV	Land + Yard	BldgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	EQClass	BldgDepr
006-840-039-00	39 WILDERNESS	08/08/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$146,600	36.20	\$403,652	\$180,000	\$225,000	\$86,020	2.616	902	\$249.45	H841	0.0000	CONDOMINIUM	RES CONDO	\$180,000	H840 WILDERNESS CONDO	407	70

ECF Area	Land Table	EQClass
H785	4605 FISHER LAKE AREA	407
H795	4610 LITTLE GLEN	401
H802	4633 FOREST HAVEN	408
H803	4738 OAK HOLLOW CONDO SITE	
H805	4770 LAKE MICHIGAN	
H818	4790 SLEEPING BEAR BEACH PLAT	
H833	4834 WANDERERS REST CONDO	
H841	4922 LAKE ST CONDO	

Totals: \$617,500 \$617,500 \$190,300

2 <=count

Sale. Ratio =>

Std. Dev. =>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AdjSalePrice	AVatSale
006-818-005-00	1 TALL TIMBER	03/17/22	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$75,700
006-818-014-00	3 TALL TIMBER	07/12/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$114,600



	\$452,934		\$557,500		\$145,531		\$967	
30.82				E.C.F. =>	3.83		Std. Deviation=>	1.16
9.24				Ave. E.C.F. =>	3.67		Ave. Variance=>	81.74

SaleRatio	CurTCV	Land + Yard	BldgResidual	Cost Man	ECF	FloorArea	\$/SqFt	ECF Area
38.33	\$188,404	\$30,000	\$167,500	\$58,668	2.855	465	\$360.22	H818
27.29	\$264,530	\$30,000	\$390,000	\$86,863	4.490	643	\$606.53	H818

15.8360

Coefficient of Var=> 22.25755909

Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	EQClass	BldgDepr
81.7395	CONDOMINIUM	RES CONDO	\$30,000	H818 TALL TIMBER	407	70
81.7395	CONDOMINIUM	RES CONDO	\$30,000	H818 TALL TIMBER	407	80