

Use Prime-Excellent Very Good

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front
02-004-250-01	8199 LAKE ST	05/04/21	\$96,700	\$40,000	41.37	\$96,700	\$103,125	75.0
02-581-701-11	8134 LAKE ST	08/01/19	\$263,100	\$71,900	27.33	\$131,211	\$70,400	64.0
Totals:			\$359,800	\$111,900		\$227,911	\$173,525	139.0
Sale. Ratio =>					31.10	Average		
Std. Dev. =>					9.93	per FF=>		\$1,640
							Use	1,650.0

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front
02-005-300-12	7353 S SHORE	05/10/19	\$436,600	\$161,300	36.94	\$203,864	\$147,420	104.0
		Totals:	\$436,600	\$161,300		\$203,864	\$147,420	104.0
				Sale. Ratio =>	36.94	Average		
				Std. Dev. =>	#DIV/0!	per FF=>		\$1,960
							Use	2,000.0