

Parcel Number	Street Address	Sale Date
021-005-400-077-00	6668 N MT MARIA RD	09/01/21
023-130-000-031-00	5701 FRANKLIN ST	06/14/21
023-110-000-011-00	6415 N BEAR SPRINGS RD	10/29/21
021-009-200-020-00	6446 N MT MARIA RD	10/21/21
021-015-100-006-01	6077 PINE ST	04/23/21
023-220-000-004-00	543 OAK ST	06/25/21
021-013-100-015-00	5907 BAYVIEW DR	05/17/21

Totals:

Caledonia Lake Front ECF 1.280

Sale Date	>= 4/1/2020 AND <= 3/31/2022	AND
Terms of Sale	= 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTH	AND
Property Class	= RESIDENTIAL-IMPROVED WATERFRONT OR RESIDENTIAL-VACANT WATERFRONT	AND
Neighborhood	= LAKE FRONT	AND
Land Tables	= LAKEFRONT 400+ DEPTH OR LAKEFRONT 0-200 DEPTH OR LAKE FRONT 200-399 DEPTH	AND
Sale Type	= Conventional	AND
Sale Ratio	>= 20 AND <= 80	

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
\$760,000	WD	03-ARM'S LENGTH	\$738,000	\$246,300	33.37	\$492,607
\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$68,200	43.16	\$136,301
\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$187,600	76.57	\$375,108
\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$127,900	36.54	\$255,794
\$670,000	WD	03-ARM'S LENGTH	\$655,000	\$269,400	41.13	\$538,891
\$480,000	WD	03-ARM'S LENGTH	\$430,000	\$165,200	38.42	\$330,343
\$325,000	WD	03-ARM'S LENGTH	\$300,000	\$128,800	42.93	\$257,596
\$2,988,000			\$2,876,000	\$1,193,400		\$2,386,640
				Sale. Ratio =>	41.50	
				Std. Dev. =>	14.54	



Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$156,004	\$581,996	\$368,678	1.579	2,883	\$201.87	21LF
\$91,994	\$66,006	\$48,529	1.360	840	\$78.58	21LF
\$215,912	\$29,088	\$174,366	0.167	1,556	\$18.69	21LF
\$148,908	\$201,092	\$117,071	1.718	1,340	\$150.07	21LF
\$199,355	\$455,645	\$371,890	1.225	5,396	\$84.44	21LF
\$174,731	\$255,269	\$170,440	1.498	2,280	\$111.96	21LF
\$188,222	\$111,778	\$75,985	1.471	1,496	\$74.72	21LF
	\$1,700,874	\$1,326,959			\$102.90	
		E.C.F. =>	1.282		Std. Deviation=>	0.518452143
		Ave. E.C.F. =>	1.288		Ave. Variance=>	33.8376

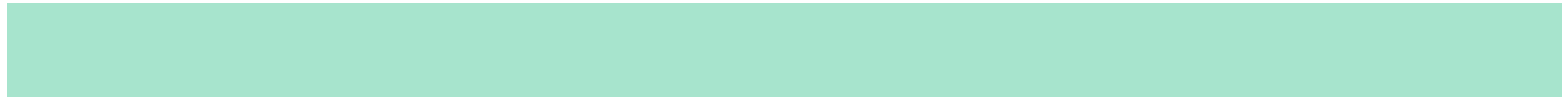


Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
29.0428	ABOVE AVERAGE		\$149,699	No	/ /
7.1960	AVERAGE		\$86,414	No	/ /
112.1353	ABOVE AVERAGE		\$210,092	No	/ /
42.9515	TRACT STYLE		\$143,088	No	/ /
6.2962	ABOVE AVERAGE		\$193,050	No	/ /
20.9528	AVERAGE		\$161,732	No	/ /
18.2885	BELOW AVERAGE		\$185,282	No	/ /

0.6392

Coefficient of Var=>

26.26784528



Other Parcels in Sale	Land Table	Property Class	Building Depr.
	LAKE FRONT 200-399 DEI	408	87
	LAKEFRONT 0-200 DEPTH	408	51
	LAKE FRONT 200-399 DEI	408	87
	LAKEFRONT 400+ DEPTH	408	57
	LAKE FRONT 200-399 DEI	408	77
	LAKE FRONT 200-399 DEI	408	61
	LAKEFRONT 0-200 DEPTH	408	52

