









Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Ratio	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.		
080-011-400-580-00	529 W LEMKE LN	10/02/20	\$374,300	WD	03-ARM'S LENGTH	\$374,300	\$178,100	47.58	\$299,377	\$100,121	\$274,179	\$194,967	1.406	1,995	\$137.43	CAMLK	1.022	1.9082	1 STORY		\$96,116	CAMPSITE SUB	401	58		
080-280-004-010-00	3826 N VANDENBURG RD	08/09/21	\$100,900	WD	03-ARM'S LENGTH	\$100,900	\$35,000	34.69	\$70,875	\$41,734	\$59,166	\$31,368	1.886	648	\$91.31	FG-LK	0.929	46.0813	1 STORY		\$41,734	FRANCIS GROVE SUB	401	42		
080-300-500-080-00	3323 N GENRICH DR	03/08/22	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$170,700	33.31	\$378,240	\$70,058	\$442,442	\$333,170	1.328	1,845	\$239.81	GENLK	0.925	9.7390	1 STORY		\$68,606	GENRICH POINT SUB	401	54		
080-011-100-260-00	3264 N WEST RIVER RD	02/11/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$66,500	35.95	\$137,517	\$37,588	\$147,412	\$108,265	1.362	2,112	\$69.80	GIL-C	0.923	6.3789	1 STORY		\$36,745	GIL-HAVEN SUB	401	42		
080-011-400-010-00	3226 N GIL-HAVEN CT	09/28/21	\$88,500	WD	03-ARM'S LENGTH	\$88,500	\$29,800	33.67	\$60,606	\$38,363	\$50,137	\$24,099	2.080	480	\$104.45	GIL-C	0.923	65.5127	1 STORY		\$37,248	GIL-HAVEN SUB	401	42		
080-011-400-170-00	3214 N GIL-HAVEN CT	04/17/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$74,500	59.58	\$123,680	\$39,953	\$80,047	\$90,712	0.882	1,582	\$50.60	GIL-C	0.923	54.2936	1 STORY		\$39,032	GIL-HAVEN SUB	401	47		
080-480-500-040-00	3140 N LAKE AVE	08/12/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$59,800	37.38	\$123,322	\$39,455	\$120,545	\$83,700	1.440	1,249	\$96.51	PH-LK	1.002	1.4842	2 STORY		\$38,440	PHILLIPS SUB	401	54		
080-570-500-050-00	2971 N LAKEVIEW DR	12/30/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,600	48.91	\$144,165	\$51,565	\$123,435	\$93,725	1.317	1,248	\$98.91	SANLK	0.988	10.8373	1 STORY		\$50,031	SANDY BEACH & ANNEX	401	50		
080-640-500-190-00	2617 N LAKEVIEW DR	03/05/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$80,900	53.93	\$136,969	\$58,618	\$91,382	\$80,774	1.131	1,272	\$71.84	SLP-L	0.970	29.4042	1 STORY		\$57,295	SANFORD LAKE PARK	401	46		
080-640-500-260-00	2637 N LAKEVIEW DR	09/08/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$94,700	34.44	\$195,572	\$69,680	\$215,320	\$140,095	1.537	1,540	\$139.82	SLP-L	0.970	11.1591	1 STORY		\$57,295	SANFORD LAKE PARK	401	54		
080-641-500-030-00	2765 N LAKEVIEW DR	07/08/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$77,600	33.74	\$159,218	\$69,460	\$160,540	\$88,171	1.821	1,328	\$120.89	SP2-L	1.018	39.5414	1 STORY		\$65,870	SANFORD LAKE PARK NO. 2	401	50		
080-641-500-060-00	2775 N LAKEVIEW DR	10/29/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$117,600	38.56	\$242,586	\$76,207	\$228,793	\$163,437	1.400	1,468	\$155.85	SP2-L	1.018	2.5484	1 STORY		\$74,191	SANFORD LAKE PARK NO. 2	401	54		
080-700-500-020-00	3360 N LAKESIDE DR	02/11/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$137,700	33.59	\$285,300	\$68,595	\$341,405	\$217,139	1.572	2,580	\$132.33	SP-LK	0.998	14.6918	1 3/4 STORY		\$66,660	SAXON POINTE	401	56		
080-700-500-170-00	3244 N LAKESIDE DR	09/10/21	\$226,800	WD	03-ARM'S LENGTH	\$226,800	\$99,400	43.83	\$204,694	\$70,440	\$156,360	\$134,523	1.162	1,384	\$112.98	SP-LK	0.998	26.3039	1 STORY		\$66,660	SAXON POINTE	401	54		
080-700-500-480-00	3351 N DOUGLAS DR	06/18/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$74,200	37.10	\$153,721	\$39,416	\$160,584	\$127,858	1.256	2,036	\$78.87	SP-CR	0.894	16.9412	BI-LEVEL		\$37,926	SAXON POINTE	401	58		
080-750-000-005-00	3659 N SUNSET WAY	09/21/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$113,200	32.34	\$234,738	\$50,084	\$299,916	\$172,735	1.736	1,654	\$181.33	SUNCO	1.069	31.0907	1 STORY		\$49,600	SUNSET SHORE CONDO	401	57		
080-750-000-006-00	3655 N SUNSET WAY	09/08/20	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$141,700	46.08	\$238,321	\$50,084	\$257,416	\$176,087	1.462	1,668	\$154.33	SUNCO	1.069	3.6500	1 STORY		\$49,600	SUNSET SHORE CONDO	401	57		
080-751-000-002-00	3627 N SUNSET WAY	03/25/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$224,800	34.85	\$495,103	\$123,300	\$521,700	\$449,580	1.160	3,169	\$164.63	SUNSH	0.827	26.4953	2 STORY		\$121,600	SUNSET SHORES SITE CONDO	401	60		
080-751-000-006-00	3585 N SUNSET WAY	11/16/21	\$587,000	WD	03-ARM'S LENGTH	\$587,000	\$221,800	37.79	\$459,095	\$123,034	\$463,966	\$406,362	1.142	2,725	\$170.26	SUNSH	0.827	28.3612	1 STORY		\$121,600	SUNSET SHORES SITE CONDO	401	60		
<b>Totals:</b>			<b>\$5,402,500</b>			<b>\$5,402,500</b>	<b>\$2,080,600</b>		<b>\$4,143,099</b>	<b>\$4,194,745</b>	<b>\$3,116,766</b>				<b>\$124.84</b>		<b>0.963</b>	<b>7.9504</b>								
													Sale. Ratio =>	38.51	E.C.F. =>	1.346	Std. Deviation=>	0.29685604								
													Std. Dev. =>	7.87	Ave. E.C.F. =>	1.425	Ave. Variance=>	22.4433	Coefficient of Var=>	15.74560099						

Average ECF Used in database: **0.963**    1.055    Adjust by:

20%    1.096  
10%    1.096

	Current ECF	Updated ECF
BASIN	0.587	0.643
Sales	CAMLK	CAMPSITE SL
	1.022	1.120
DANIE	0.853	0.935
Sales	FG-LK	FRANCIS GRC
	0.929	1.018
FLAND	0.826	0.905
Sales	GENLK	GENRICH PO
	0.925	1.014
GIL-C	0.923	1.012
Sales	GIL-C	GIL HAVEN Q
	0.923	1.012
LK-MB	0.902	0.989
PH-CR	0.926	1.015
Sales	PH-LK	PHILLIPS SUB
	1.002	1.098
PW-LK	0.879	0.963
Sales	SANLK	SANDY BEAC
	0.988	1.083
SD-LK	0.939	1.029
Sales	SLP-L	SANFORD LA
	0.970	1.063
Sales	SP-CR	SAXON POIN
	0.894	0.980
Sales	SP-LK	SAXTON POIN
	0.998	1.094
Sales	SP2-L	SANFORD LA
	1.018	1.116
Sales	SUNCO	SUNSET SHO
	1.069	1.172
SUNRI	1.044	1.144
Sales	SUNSH	SUNSET SHO
	0.827	0.906

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.			
081-160-011-140-00	151 W BIRCHVIEW DR	01/07/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$91,000	37.14	\$189,416	\$29,797	\$215,203	\$207,297	1.038	1,848	\$116.45	D-FRA	0.770	11.3647	1 STORY		\$27,142	DEAN- FRANCIS SUB	401	80			
081-160-012-050-00	2077 CRESCENT ST	12/04/20	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$37,700	44.88	\$80,078	\$13,800	\$70,200	\$86,075	0.816	1,056	\$66.48	D-FRA	0.770	10.8925	1 STORY		\$13,555	DEAN- FRANCIS SUB	401	58			
081-160-012-060-00	2075 CRESCENT ST	04/08/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$36,100	32.23	\$74,874	\$11,613	\$100,387	\$82,157	1.222	1,244	\$80.70	D-FRA	0.770	29.7400	1 STORY		\$11,613	DEAN- FRANCIS SUB	401	63			
081-160-012-251-00	2054 N LYNN ST	07/01/21	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$73,900	46.48	\$154,060	\$19,404	\$139,596	\$174,878	0.798	1,356	\$102.95	D-FRA	0.770	12.6242	1 STORY		\$17,703	DEAN- FRANCIS SUB	401	78			
081-160-012-290-00	2066 N LYNN ST	12/10/20	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$75,500	46.18	\$161,019	\$22,962	\$140,538	\$179,295	0.784	1,492	\$94.19	D-FRA	0.770	14.0652	1 STORY		\$21,903	DEAN- FRANCIS SUB	401	68			
081-160-013-135-00	2050 CRESCENT ST	09/24/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$42,200	32.46	\$87,597	\$16,050	\$113,950	\$92,918	1.226	1,120	\$101.74	D-FRA	0.770	30.1858	1 STORY		\$15,559	DEAN- FRANCIS SUB	401	63			
081-202-500-270-00	2214 N LYNN ST	09/21/20	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$68,200	44.87	\$143,702	\$19,460	\$132,540	\$149,150	0.889	1,600	\$82.84	EVERG	0.833	3.5855	2 STORY		\$19,083	EVERGREEN SUBS	401	63			
081-202-500-290-00	2186 N LYNN ST	01/15/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$63,400	45.32	\$133,711	\$19,998	\$119,902	\$136,510	0.878	1,728	\$69.39	EVERG	0.833	4.6153	TRI-LEVEL		\$18,711	EVERGREEN SUBS	401	68			
081-202-500-300-00	2172 N LYNN ST	06/30/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$74,800	46.75	\$154,728	\$21,051	\$138,949	\$160,477	0.866	1,612	\$86.20	EVERG	0.833	5.8638	1 STORY		\$18,325	EVERGREEN SUBS	401	64			
081-360-000-050-00	601 W PETERSON DR	10/13/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$85,300	38.77	\$145,447	\$4,207	\$215,793	\$201,197	1.073	2,436	\$88.58	KNOLL	0.702	14.8058	MODULAR		\$0	KNOLLWOOD ESTATES	401	72			
081-013-300-261-00	2515 N PETERSON DR	09/21/20	\$126,500	WD	03-ARM'S LENGTH	\$126,500	\$53,200	42.06	\$117,055	\$15,736	\$110,764	\$123,560	0.896	1,300	\$85.20	SSNOR	0.820	2.8049	1 STORY		\$14,536	SHADY SHORE ANNEX NORTH OF EXWAY	401	78			
081-721-500-391-00	476 W MITCHELL ST	06/24/20	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$36,600	54.63	\$78,269	\$26,386	\$40,614	\$72,060	0.564	1,049	\$38.72	SSSOU	0.720	36.0874	1 1/4 STORY		\$25,735	SHADY SHORE ANNEX SOUTH OF EXWAY	401	58			
081-720-500-310-00	2683 N PETERSON DR	06/18/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$32,100	33.79	\$66,186	\$20,480	\$74,520	\$58,150	1.282	728	\$102.36	SHADN	0.786	35.7021	1 STORY		\$18,814	SHADY SHORES SUB	401	63			
081-024-300-390-00	319 N CEDAR ST	11/02/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$6,500	32.50	\$31,387	\$13,081	\$6,919	\$24,872	0.278	1,056	\$6.55	V-SAN	0.736	64.6309	1 1/4 STORY		\$13,081	VILLAGE OF SANFORD	401	18			
081-024-300-410-00	301 CASS ST	07/30/21	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$33,700	31.50	\$69,664	\$17,042	\$89,958	\$71,497	1.258	1,086	\$82.83	V-SAN	0.736	33.3712	1 1/2 STORY		\$17,042	VILLAGE OF SANFORD	401	58			
<b>Totals:</b>			<b>\$1,980,900</b>			<b>\$1,980,900</b>	<b>\$810,200</b>		<b>\$1,687,193</b>		<b>\$1,709,833</b>	<b>\$1,820,093</b>			<b>\$80.35</b>		<b>0.775</b>	<b>1.4931</b>									
						<b>Sale. Ratio =&gt;</b>	<b>40.90</b>							<b>E.C.F. =&gt;</b>	<b>0.939</b>							<b>Std. Deviation=&gt;</b>	<b>0.27469459</b>				
						<b>Std. Dev. =&gt;</b>	<b>7.11</b>							<b>Ave. E.C.F. =&gt;</b>	<b>0.924</b>							<b>Ave. Variance=&gt;</b>	<b>20.6893</b>			<b>Coefficient of Var=&gt;</b>	<b>22.37912654</b>

Average ECF Used in database: **0.775**      **0.805**      Adjust by:

20%      1.039  
4%

	Current ECF	Updated ECF
Sales D-FRA DEAN- FRAN:	0.770	0.800
Sales EVERG EVERGREEN :	0.833	0.865
FERON FERRO'S SUB	0.842	0.875
Sales KNOLL KNOLLWOOD	0.702	0.729
Sales SHADN SHADY SHOR	0.786	0.816
Sales SSNOR SHADY SHOR	0.820	0.852
Sales SSSOU SHADY SHOR	0.720	0.748
Sales V-SAN VILLAGE OF S	0.736	0.764
V-WAL WALKER'S AC	0.760	0.789

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081-250-500-880-00	49 POPLAR ST	08/16/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$99,600	42.56	\$202,895	\$119,850	\$114,150	\$86,057	1.326	1,065	\$107.18	FEROL	0.965	10.7745	1 STORY		\$118,921	FERRO'S SUB	401	50
081-250-600-180-00	30 PINE CT	07/24/20	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$60,100	39.80	\$100,626	\$25,716	\$125,284	\$77,627	1.614	912	\$137.37	FEROL	0.965	39.5223	1 STORY		\$24,323	FERRO'S SUB	401	54
081-250-600-830-00	53 BEECH ST	03/12/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$64,800	54.45	\$110,622	\$52,527	\$66,473	\$60,202	1.104	1,048	\$63.43	FEROL	0.965	11.4537	1 STORY		\$52,527	FERRO'S SUB	401	50
081-720-500-160-00	2658 N PETERSON DR	02/01/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$86,800	54.25	\$175,085	\$112,754	\$47,246	\$63,668	0.742	1,520	\$31.08	SHADL	0.979	47.6634	1 STORY		\$112,087	SHADY SHORES SUB	401	38
081-720-500-460-00	2614 N PETERSON DR	09/17/21	\$208,500	WD	03-ARM'S LENGTH	\$208,500	\$81,500	39.09	\$168,297	\$48,266	\$160,234	\$122,606	1.307	1,280	\$125.18	SHADL	0.979	8.8203	1 STORY		\$47,882	SHADY SHORES SUB	401	54
<b>Totals:</b>						<b>\$872,500</b>	<b>\$392,800</b>		<b>\$757,525</b>		<b>\$513,387</b>	<b>\$410,160</b>			<b>\$92.85</b>		<b>0.971</b>		<b>3.2974</b>					
								Sale. Ratio =>	45.02					E.C.F. =>	1.252	Std. Deviation=>		0.32244691						
								Std. Dev. =>	7.71					Ave. E.C.F. =>	1.219	Ave. Variance=>		23.6468	Coefficient of Var=> 19.40329575					

Average ECF Used in database: **0.971**      1.020      Adjust by:

20%      1.051

5%      1.029

	Current ECF	Updated ECF
Sales FEROL FERRO'S SUB	0.965	1.014
SANF SANFORD LA	0.988	1.039
Sales SHADL SHADY SHOR	0.979	1.029

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081-023-100-180-00	2399 N SMITH ST	06/19/20	\$89,884	WD	03-ARM'S LENGTH	\$89,884	\$37,200	41.39	\$79,351	\$14,857	\$75,027	\$88,348	0.849	852	\$88.06	V-M&B	0.730	15.4720	1 STORY		\$14,857	VILLAGE M & B'S	401	67
081-024-200-001-00	2496 N SMITH ST	10/25/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$43,100	35.33	\$89,502	\$16,439	\$105,561	\$100,086	1.055	1,056	\$99.96	V-M&B	0.730	5.0758	MODULAR		\$14,925	VILLAGE M & B'S	401	63
081-024-200-161-00	2322 N SMITH ST	07/24/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$55,600	35.87	\$118,511	\$18,875	\$136,125	\$136,488	0.997	1,344	\$101.28	V-M&B	0.730	6.6599	MODULAR		\$18,100	VILLAGE M & B'S	401	75
081-024-200-220-00	328 W LACKIE CT	02/12/21	\$147,425	WD	03-ARM'S LENGTH	\$147,425	\$40,100	27.20	\$84,565	\$14,854	\$132,571	\$95,495	1.388	1,408	\$94.16	V-M&B	0.730	38.4316	1 STORY		\$12,870	VILLAGE M & B'S	401	58
081-024-200-351-00	2234 N SMITH ST	08/21/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,400	38.72	\$102,519	\$16,458	\$108,542	\$117,892	0.921	1,452	\$74.75	V-M&B	0.730	8.3250	1 3/4 STORY		\$15,526	VILLAGE M & B'S	401	65
081-025-100-080-00	63 W SAGINAW RD	12/10/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$28,700	41.00	\$60,388	\$15,485	\$54,515	\$61,511	0.886	676	\$80.64	V-M&B	0.730	11.7677	1 STORY		\$13,080	VILLAGE M & B'S	401	63
081-160-016-060-00	404 N OAK ST	10/04/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$64,300	38.73	\$134,073	\$18,185	\$147,815	\$158,751	0.931	1,344	\$109.98	V-M&B	0.730	7.2828	1 STORY		\$17,785	VILLAGE M & B'S	401	82
<b>Totals:</b>			<b>\$875,309</b>			<b>\$875,309</b>	<b>\$317,400</b>		<b>\$668,909</b>		<b>\$760,156</b>	<b>\$758,570</b>			<b>\$92.69</b>		<b>0.730</b>	<b>0.1851</b>						
						Sale. Ratio =>	<b>36.26</b>					E.C.F. =>	<b>1.002</b>			Std. Deviation=>	<b>0.18272892</b>							
						Std. Dev. =>	<b>4.85</b>					Ave. E.C.F. =>	<b>1.004</b>			Ave. Variance=>	<b>12.4307</b>						Coefficient of Var=>	<b>12.38187069</b>

Average ECF Used in database: **0.730**      0.785      Adjust by:  
 20%      1.075  
 8%

	Current ECF	Updated ECF
V-24S	VILLAGE- S 1,	0.766      0.823
Sales	V-M&B      VILLAGE M &	0.730      0.785
	V-RIV      VILLAGE- ON	0.920      0.989