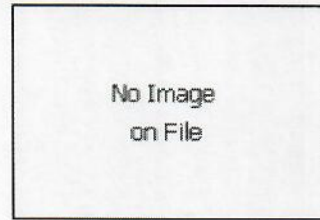


12

Neighborhoods Used: 4530.4530 MERRY LAKE-BACK LOTS

4515 WYNNEWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 085 001 223	03/24/2022 4530	401	75,000	6,742
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	RANCH	68	68,258	58,559 1.166



14763 MERRY DR E

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 095 001 023	12/08/2021 4530	401	73,000	6,462
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	RANCH	75	66,538	138,240 0.481



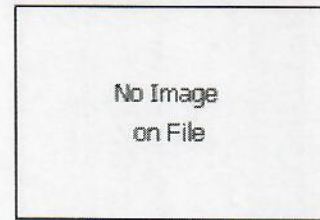
14311 CRAMPTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 005 100 005 05 9 2	10/21/2021 4530	401	185,000	14,018
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66	149,676	203,427 0.736
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	21306	28957	0.736	



4480 WYNNEWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 085 001 199	04/16/2021 4530	401	125,000	5,649
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	RANCH	68	119,351	119,847 0.996





Merry Lake Back Lots ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
18 005 100 005 05 9 2	14311 CRAMPTON RD	10/21/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$92,800	50.16
18 085 001 199	4480 WYNNWOOD DR	04/16/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$49,600	39.68
18 085 001 223	4515 WYNNWOOD DR	03/24/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$26,900	35.87
18 095 001 023	14763 MERRY DR E	12/08/21	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$56,900	77.95
<b>Totals:</b>						<b>\$458,000</b>	<b>\$226,200</b>	

Sale. Ratio =>

49.39

Std. Dev. =>

19.01

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$213,868	\$14,018	\$170,982	\$232,384	0.736	2,816	\$60.72	4530	10.8872
\$108,717	\$5,649	\$119,351	\$119,847	0.996	2,052	\$58.16	4530	15.1219
\$57,103	\$6,742	\$68,258	\$58,559	1.166	1,026	\$66.53	4530	32.0975
\$125,348	\$6,462	\$66,538	\$138,240	0.481	1,782	\$37.34	4530	36.3322
<b>\$505,036</b>		<b>\$425,129</b>	<b>\$549,029</b>			<b>\$55.69</b>		<b>7.0318</b>
				E.C.F. =>	0.774	Std. Deviation=>		0.2998604
				Ave. E.C.F. =>	0.845	Ave. Variance=>		23.6097
						Coefficient of Var=>		

Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.
TWO-STORY		\$14,018	RES-SECTION	401	66
RANCH		\$5,649	MERRY LAKE	401	68
RANCH		\$6,742	MERRY LAKE	401	68
RANCH		\$6,462	MERRY LAKE	401	75

**27.9521972**

Merry Lake Back Lot Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
18 075 001 045	14798 MERRY DR W	11/03/20	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$2,400	48.00	
18 075 001 062	14600 MERRY DR W	07/02/21	\$3,999	WD	03-ARM'S LENGTH	\$3,999	\$3,300	82.52	
18 075 001 080	14691 CRAMPTON RD	10/05/21	\$4,200	WD	03-ARM'S LENGTH	\$4,200	\$3,300	78.57	
18 085 001 041	4480 E TERRITORIAL RD	10/22/21	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$8,700	79.09	
18 085 001 042	4470 E TERRITORIAL RD	10/22/21	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$8,700	79.09	
18 085 001 043	4460 E TERRITORIAL RD	10/22/21	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$8,700	79.09	
18 085 001 222	4537 WYNNWOOD DR	12/23/21	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$2,900	58.00	
18 090 001 038	4106 HILLCREST DR	04/29/20	\$4,200	WD	03-ARM'S LENGTH	\$4,200	\$3,200	76.19	
<b>Totals:</b>			<b>\$55,399</b>			<b>\$55,399</b>	<b>\$41,200</b>		
								<b>Sale. Ratio =&gt;</b>	<b>74.37</b>
								<b>Std. Dev. =&gt;</b>	<b>12.49</b>

Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$6,780	\$5,000	\$6,780	60.0	190.0	0.26	0.26	\$83	\$19,084	\$0.44
\$8,163	\$3,999	\$8,163	72.3	0.0	0.34	0.34	\$55	\$11,762	\$0.27
\$8,898	\$4,200	\$8,898	80.4	0.0	0.00	0.00	\$52	#DIV/0!	#DIV/0!
\$23,799	\$11,000	\$23,799	180.0	0.0	0.00	0.00	\$61	#DIV/0!	#DIV/0!
\$23,799	\$11,000	\$23,799	180.0	0.0	0.00	0.00	\$61	#DIV/0!	#DIV/0!
\$23,799	\$11,000	\$23,799	180.0	0.0	0.00	0.00	\$61	#DIV/0!	#DIV/0!
\$7,865	\$5,000	\$7,865	60.0	0.0	0.00	0.00	\$83	#DIV/0!	#DIV/0!
\$10,486	\$4,200	\$10,486	80.0	0.0	0.00	0.00	\$53	#DIV/0!	#DIV/0!
<b>\$113,589</b>	<b>\$55,399</b>	<b>\$113,589</b>	<b>892.6</b>		<b>0.60</b>	<b>0.60</b>			
Average			Average		Average		Average		
per FF=>			per Net Acre=>		per SqFt=>				
			\$62		92,024.92		\$2.11		



Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
60.00	4530	1778/510		MERRY LAKE	402	BACK LOTS
72.24	4530	1800/92		MERRY LAKE	402	BACK LOTS
80.35	4530	1809-0880		MERRY LAKE	402	BACK LOTS
180.00	4530	1810/0723	18 085 001 042, 18 085 001 043	MERRY LAKE	402	BACK LOTS
180.00	4530	1810/0723	18 085 001 041, 18 085 001 043	MERRY LAKE	402	BACK LOTS
180.00	4530	1810/0723	18 085 001 042, 18 085 001 041	MERRY LAKE	402	BACK LOTS
60.00	4530	1814/0358		MERRY LAKE	402	BACK LOTS
80.00	4530	1762/183		MERRY LAKE	402	BACK LOTS