

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
19-27-301-009	8453 S SPRUCE AVE	09/30/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$100,600	39.45	\$201,220	\$81,851	\$173,149	\$106,106	1.632	1,284	\$134.85	0006	43.8982		\$81,851	19-28-450-008	BROOKS LAKE	401	62
19-27-301-023	8537 S SPRUCE AVE	09/01/23	\$300,000	WD	09-FAMILY	\$300,000	\$187,700	62.57	\$375,436	\$135,187	\$164,813	\$213,555	0.772	1,444	\$114.14	0006	42.1110		\$135,187		BROOKS LAKE	401	80
19-27-301-031	8599 S SPRUCE AVE	01/21/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$195,400	42.48	\$390,780	\$89,151	\$370,849	\$268,115	1.383	1,562	\$237.42	0006	19.0303		\$85,252		BROOKS LAKE	401	86
19-27-355-012		06/09/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$135,100	40.33	\$270,169	\$21,196	\$313,804	\$292,909	1.071	1,488	\$210.89	0006	12.1536		\$18,800	19-27-356-005	BROOKS LAKE	402	94
19-28-310-006	8544 S VISTA DR	05/26/21	\$161,850	WD	03-ARM'S LENGTH	\$161,850	\$79,300	49.00	\$158,627	\$77,324	\$84,526	\$72,269	1.170	560	\$150.94	0006	2.3273		\$77,324		BROOKS LAKE	401	79
19-28-310-012	8574 S VISTA DR	05/04/21	\$413,525	WD	03-ARM'S LENGTH	\$413,525	\$205,200	49.62	\$410,324	\$202,012	\$211,513	\$185,166	1.142	1,056	\$200.90	0006	5.0583		\$200,045		BROOKS LAKE	401	77
19-28-326-029	8585 S PINEPOINT DR	05/07/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$161,800	38.07	\$323,523	\$99,425	\$325,575	\$199,198	1.634	1,120	\$290.69	0006	44.1557		\$93,857		BROOKS LAKE	401	73
19-28-329-009	8512 S PINEPOINT DR	07/20/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$68,100	68.10	\$136,274	\$78,748	\$21,252	\$51,134	0.416	968	\$21.95	0006	77.7258		\$76,599		BROOKS LAKE	401	59
19-28-329-014	2002 E 84TH ST	08/11/21	\$260,000	QC	03-ARM'S LENGTH	\$260,000	\$177,000	68.08	\$353,913	\$218,246	\$41,754	\$120,593	0.346	768	\$54.37	0006	84.6631		\$218,246		BROOKS LAKE	401	58
19-28-330-004	8560 S PINEPOINT DR	09/16/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,200	47.90	\$196,363	\$65,732	\$139,268	\$116,116	1.199	672	\$207.24	0006	0.6512		\$65,732		BROOKS LAKE	401	77
19-28-360-011	8688 S VISTA DR	01/26/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$148,700	58.31	\$297,314	\$139,596	\$115,404	\$140,194	0.823	1,224	\$94.28	0006	36.9695		\$134,642		BROOKS LAKE	401	77
19-29-285-006	1524 E COVE POINT DR	10/20/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$97,300	44.63	\$194,663	\$82,660	\$135,340	\$99,558	1.359	744	\$181.91	0006	16.6535		\$82,660		BROOKS LAKE	401	84
19-29-400-007	8488 S VISTA DR	05/24/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,200	47.28	\$236,459	\$169,820	\$80,180	\$59,235	1.354	697	\$115.04	0006	16.0729		\$169,820		BROOKS LAKE	401	57
19-29-400-008	8459 S NORTH AVE	04/01/22	\$477,500	WD	03-ARM'S LENGTH	\$477,500	\$199,300	41.74	\$398,665	\$107,535	\$369,965	\$258,782	1.430	1,767	\$209.37	0006	23.6768		\$104,921		BROOKS LAKE	401	77
19-33-198-029	9187 S CATALPA AVE	06/15/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$126,700	36.20	\$253,317	\$88,931	\$261,069	\$146,121	1.787	1,260	\$207.20	0006	59.3794		\$79,696		HESS LAKE	401	79
19-33-230-009	8861 S PARK BLVD	07/28/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$181,800	39.52	\$363,599	\$118,664	\$341,336	\$217,720	1.568	1,732	\$197.08	0006	37.4905		\$118,664		BROOKS LAKE	401	79
Totals:			\$4,925,875			\$4,925,875	\$2,280,400		\$4,560,646		\$3,149,797	\$2,546,772			\$164.23		4.3910						
								Sale. Ratio =>	46.29			E.C.F. =>	1.237	Std. Deviation=>		0.4226505							
								Std. Dev. =>	10.49			Ave. E.C.F. =>	1.193	Ave. Variance=>		32.6261	Coefficient of Var=> 27.35090243						

2023 used: 1.125
2024 use: 1.200