| 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 | Use Code | Land Value | Other Parcels in Sale | Land Table | Property Class | Building Depr. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19-27-155-023 | 8360 S SPRUCE AVE | 09/29/21 | $105,000 | WD | 03-ARM'S LENGTH | $105,000 | $43,200 | 41.14 | $86,358 | $60,241 | $44,759 | $30,726 | 1.457 | 552 | $81.09 | 0010 | 29.5407 | | | $60,241 | | BROOKS LAKE | 401 | 61 |
| 19-27-155-032 | 8330 S SPRUCE AVE | 04/13/22 | $382,000 | WD | 03-ARM'S LENGTH | $382,000 | $162,600 | 42.57 | $325,206 | $98,271 | $283,729 | $201,720 | 1.407 | 1,440 | $197.03 | 0006 | 12.6941 | | | $93,701 | 19-28-200-010 | LAKE INFLUENCE | 401 | 89 |
| 19-27-302-003 | 8428 S SPRUCE AVE | 08/12/22 | $87,000 | WD | 03-ARM'S LENGTH | $87,000 | $31,900 | 36.67 | $63,864 | $14,382 | $72,618 | $58,214 | 1.247 | 616 | $117.89 | 0010 | 8.6116 | | | $10,350 | | LAKE INFLUENCE | 401 | 70 |
| 19-27-302-005 | 8442 S SPRUCE AVE | 09/06/22 | $135,000 | WD | 03-ARM'S LENGTH | $135,000 | $64,000 | 47.41 | $127,967 | $18,235 | $116,765 | $129,096 | 0.904 | 768 | $152.04 | 0010 | 25.6834 | | | $15,480 | | LAKE INFLUENCE | 401 | 82 |
| 19-27-302-015 | 8540 S SPRUCE AVE | 04/12/21 | $180,000 | WD | 03-ARM'S LENGTH | $180,000 | $63,200 | 35.11 | $126,483 | $15,480 | $164,520 | $130,592 | 1.260 | 1,094 | $150.38 | 0010 | 9.8491 | | | $15,480 | | LAKE INFLUENCE | 401 | 78 |
| 19-27-302-018 | 8586 S SPRUCE AVE | 06/24/21 | $220,000 | WD | 03-ARM'S LENGTH | $220,000 | $74,900 | 34.05 | $149,762 | $12,399 | $207,601 | $161,604 | 1.285 | 1,352 | $153.55 | 0010 | 12.3319 | | | $10,350 | | LAKE INFLUENCE | 401 | 94 |
| 19-27-302-022 | 8606 S SPRUCE AVE | 05/25/23 | $140,000 | WD | 03-ARM'S LENGTH | $140,000 | $77,200 | 55.14 | $154,425 | $31,005 | $108,995 | $145,200 | 0.751 | 1,240 | $87.90 | 0010 | 41.0659 | | | $31,005 | | LAKE INFLUENCE | 401 | 75 |
| 19-27-356-005 | 8676 S SPRUCE AVE | 08/27/21 | $277,000 | WD | 03-ARM'S LENGTH | $277,000 | $135,100 | 48.77 | $270,169 | $21,196 | $255,804 | $292,909 | 0.873 | 1,488 | $171.91 | 0010 | 28.7992 | RANCH | | $18,800 | 19-27-355-012 | LAKE INFLUENCE | 401 | 94 |
| 19-27-356-005 | 8676 S SPRUCE AVE | 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 | 0010 | 8.9978 | RANCH | | $18,800 | 19-27-355-012 | LAKE INFLUENCE | 401 | 94 |
| 19-27-358-004 | 8794 S SPRUCE AVE | 08/28/23 | $503,000 | WD | 03-ARM'S LENGTH | $503,000 | $162,600 | 32.33 | $325,231 | $26,550 | $476,450 | $351,389 | 1.356 | 2,180 | $218.56 | 0010 | 19.4590 | 1 1/2 STORY | | $26,550 | | LAKE INFLUENCE | 401 | 94 |
| 19-28-427-001 | 2155 E SPRUELL ST | 08/31/22 | $145,000 | WD | 03-ARM'S LENGTH | $145,000 | $70,400 | 48.55 | $140,732 | $12,825 | $132,175 | $150,479 | 0.878 | 1,026 | $128.83 | 0010 | 28.2950 | | | $12,825 | | LAKE INFLUENCE | 401 | 86 |
| 19-32-225-085 | 1557 E LOCKWOOD CT | 08/02/21 | $180,000 | WD | 03-ARM'S LENGTH | $180,000 | $74,000 | 41.11 | $147,983 | $9,306 | $170,694 | $126,070 | 1.354 | 1,638 | $104.21 | 0005 | 22.9130 | | | $9,306 | | LAKE INFLUENCE | 401 | 67 |
| 19-32-230-007 | 1438 E 88TH ST | 05/30/23 | $135,000 | WD | 03-ARM'S LENGTH | $135,000 | $72,900 | 54.00 | $145,814 | $20,023 | $114,977 | $147,989 | 0.777 | 1,173 | $98.02 | 0010 | 38.4386 | | | $15,300 | | RURAL RESIDENTIAL | 401 | 77 |
| 19-32-231-010 | 1576 E 88TH ST | 02/04/22 | $140,000 | WD | 08-ESTATE | $140,000 | $72,000 | 51.43 | $143,978 | $17,359 | $122,641 | $148,964 | 0.823 | 1,280 | $95.81 | 0010 | 33.8018 | | | $12,870 | | RURAL RESIDENTIAL | 401 | 79 |
| 19-32-233-004 | 1489 E LOCKWOOD CT | 02/18/22 | $65,000 | WD | 03-ARM'S LENGTH | $65,000 | $29,600 | 45.54 | $59,272 | $15,420 | $49,580 | $51,591 | 0.961 | 720 | $68.86 | 0010 | 20.0285 | | | $15,420 | | RURAL RESIDENTIAL | 401 | 62 |
| 19-32-234-011 | 1526 E 88TH ST | 09/09/22 | $170,000 | WD | 03-ARM'S LENGTH | $170,000 | $70,300 | 41.35 | $140,591 | $17,568 | $152,432 | $144,733 | 1.053 | 1,264 | $120.59 | 0010 | 10.8118 | | | $17,568 | 19-32-225-025 | LAKE INFLUENCE | 401 | 72 |
| 19-32-376-008 | 1020 E HESS LAKE DR | 05/04/23 | $45,000 | WD | 03-ARM'S LENGTH | $45,000 | $31,200 | 69.33 | $62,314 | $13,080 | $31,920 | $57,922 | 0.551 | 768 | $41.56 | 0010 | 61.0230 | | | $13,080 | | RURAL RESIDENTIAL | 401 | 57 |
| 19-32-376-026 | 968 HESS LAKE DR | 09/28/21 | $190,000 | WD | 03-ARM'S LENGTH | $190,000 | $77,200 | 40.63 | $154,473 | $14,989 | $175,011 | $184,099 | 1.066 | 1,326 | $131.98 | 0010 | 9.4815 | | | $11,772 | | RURAL RESIDENTIAL | 401 | 93 |
| 19-32-376-030 | 932 HESS LAKE DR | 10/19/23 | $238,000 | WD | 03-ARM'S LENGTH | $238,000 | $84,800 | 35.63 | $169,688 | $20,976 | $217,024 | $174,955 | 1.240 | 1,218 | $178.18 | 0010 | 7.9141 | RANCH | | $20,976 | | LAKE INFLUENCE | 402 | 94 |
| 19-32-376-035 | 980 E HESS LAKE DR | 09/14/22 | $290,000 | WD | 03-ARM'S LENGTH | $290,000 | $110,300 | 38.03 | $220,525 | $23,518 | $266,482 | $231,773 | 1.150 | 1,440 | $185.06 | 0010 | 1.1558 | | | $14,427 | | RURAL RESIDENTIAL | 401 | 91 |
| 19-33-101-006 | 8901 S VISTA DR | 10/25/22 | $145,000 | WD | 03-ARM'S LENGTH | $145,000 | $57,700 | 39.79 | $115,477 | $15,744 | $129,256 | $117,333 | 1.102 | 1,389 | $93.06 | 0010 | 5.9696 | | | $14,670 | | RURAL RESIDENTIAL | 401 | 69 |
| 19-33-101-018 | 8893 S VISTA DR | 10/12/22 | $205,000 | WD | 03-ARM'S LENGTH | $205,000 | $78,400 | 38.24 | $156,771 | $30,988 | $174,012 | $147,980 | 1.176 | 952 | $182.79 | 0010 | 1.4603 | | | $28,000 | | LAKE INFLUENCE | 401 | 76 |
| 19-33-102-007 | 1801 E 88TH ST | 07/24/23 | $150,000 | WD | 03-ARM'S LENGTH | $150,000 | $54,300 | 36.20 | $108,601 | $7,860 | $142,140 | $118,519 | 1.199 | 1,327 | $107.11 | 0010 | 3.7990 | | | $7,860 | | RURAL RESIDENTIAL | 401 | 70 |
| 19-33-103-001 | 1605 E 88TH ST | 08/26/22 | $99,000 | MLC | 03-ARM'S LENGTH | $99,000 | $37,400 | 37.78 | $74,869 | $9,810 | $89,190 | $76,540 | 1.165 | 1,352 | $65.97 | 0010 | 0.3960 | MOBILE HOME | | $9,810 | | RURAL RESIDENTIAL | 401 | 80 |
| 19-33-103-012 | 1751 E 88TH ST | 10/20/21 | $175,000 | WD | 03-ARM'S LENGTH | $175,000 | $60,000 | 34.29 | $120,081 | $11,421 | $163,579 | $127,835 | 1.280 | 1,064 | $153.74 | 0010 | 11.8294 | | | $7,950 | | RURAL RESIDENTIAL | 401 | 80 |
| 19-32-225-085 | 1557 E LOCKWOOD CT | 08/02/21 | $180,000 | WD | 03-ARM'S LENGTH | $180,000 | $74,000 | 41.11 | $147,983 | $9,306 | $170,694 | $126,070 | 1.354 | 1,638 | $104.21 | 0005 | 135.3962 | | | $9,306 | | LAKE INFLUENCE | 401 | 67 |
| 19-33-277-027 | 8945 S SPRUCE AVE | 05/02/22 | $235,000 | WD | 03-ARM'S LENGTH | $235,000 | $96,600 | 41.11 | $193,180 | $15,680 | $219,320 | $208,824 | 1.050 | 1,156 | $189.72 | 0010 | 11.1048 | | | $15,680 | | RURAL RESIDENTIAL | 401 | 93 |
| 19-33-452-017 | 2170 E 95TH ST | 04/22/22 | $180,000 | WD | 03-ARM'S LENGTH | $180,000 | $61,200 | 34.00 | $122,463 | $13,855 | $166,145 | $127,774 | 1.300 | 1,176 | $141.28 | 0010 | 13.8989 | | | $9,000 | | RURAL RESIDENTIAL | 401 | 71 |
| 19-33-453-007 | 2090 E FOREST LN | 04/12/21 | $165,000 | WD | 03-ARM'S LENGTH | $165,000 | $122,400 | 74.18 | $244,796 | $19,097 | $145,903 | $265,528 | 0.549 | 2,317 | $62.97 | 0010 | 61.1831 | | | $14,670 | | RURAL RESIDENTIAL | 401 | 83 |
| 19-33-453-008 | 9580 S CATALPA AVE | 12/05/22 | $182,000 | WD | 03-ARM'S LENGTH | $182,000 | $49,400 | 27.14 | $98,708 | $11,937 | $170,063 | $102,084 | 1.666 | 864 | $196.83 | 0010 | 50.4607 | | | $10,890 | | RURAL RESIDENTIAL | 401 | 75 |
| 19-33-453-018 | 2127 E OAK ST | 11/18/22 | $110,000 | WD | 03-ARM'S LENGTH | $110,000 | $35,300 | 32.09 | $70,647 | $5,880 | $104,120 | $76,196 | 1.366 | 805 | $129.34 | 0010 | 20.5154 | | | $5,880 | | RURAL RESIDENTIAL | 401 | 82 |
| 19-33-453-027 | 2138 FOREST LN | 01/12/22 | $159,900 | WD | 03-ARM'S LENGTH | $159,900 | $51,700 | 32.33 | $103,403 | $23,288 | $136,612 | $94,253 | 1.449 | 1,680 | $81.32 | 0010 | 28.8106 | RANCH | | $17,610 | | RURAL RESIDENTIAL | 401 | 85 |
| 19-33-476-001 | 9414 S CLAY AVE | 04/25/22 | $179,000 | WD | 03-ARM'S LENGTH | $179,000 | $55,500 | 31.01 | $111,045 | $16,676 | $162,324 | $111,022 | 1.462 | 988 | $164.30 | 0010 | 30.0771 | | | $16,676 | | RURAL RESIDENTIAL | 401 | 85 |
| 19-33-476-006 | | 07/19/23 | $215,000 | WD | 03-ARM'S LENGTH | $215,000 | $64,500 | 30.00 | $129,023 | $29,335 | $185,665 | $117,280 | 1.583 | 1,344 | $138.14 | 0010 | 42.1779 | | | $25,354 | 19-33-476-014 | RURAL RESIDENTIAL | 401 | 80 |
| 19-33-476-014 | 9471 S SPRUCE AVE | 07/19/23 | $215,000 | WD | 03-ARM'S LENGTH | $215,000 | $64,500 | 30.00 | $129,023 | $29,335 | $185,665 | $117,280 | 1.583 | 1,344 | $138.14 | 0010 | 42.1779 | | | $25,354 | 19-33-476-006 | RURAL RESIDENTIAL | 401 | 80 |
| 19-33-477-011 | 9575 S SPRUCE AVE | 09/26/22 | $180,000 | WD | 03-ARM'S LENGTH | $180,000 | $74,000 | 41.11 | $147,911 | $15,558 | $164,442 | $155,709 | 1.056 | 1,776 | $92.59 | 0010 | 10.5230 | | | $15,558 | | RURAL RESIDENTIAL | 401 | 82 |
| | **Totals:** | | **$6,736,900** | | | **$6,736,900** | **$2,679,400** | | **$5,358,985** | | **$5,987,111** | **$5,283,162** | | | **$131.55** | | **2.8069** | | | | | | | |
| | | | | | | | **Sale. Ratio =>** | **39.77** | | | | **E.C.F. =>** | **1.133** | | **Std. Deviation=>** | **0.275752064** | | | | | | | | |
| | | | | | | | **Std. Dev. =>** | **10.15** | | | | **Ave. E.C.F. =>** | **1.161** | | **Ave. Variance=>** | **25.0188** | **Coefficient of Var=>** | **21.54352309** | | | | | | |

| | |
|---|---|
| 2023 used: | 0.850 |
| 2024 use: | 0.950 |