

Neighborhoods Used: A01.A01 SECTION 35, SOUTH SHORE TO HEATHER

632 BAY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-35-429-009 02/17/2022 A01 402 200,000 71,030
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 98 128,970 41,823 3.084



655 OLD ORCHARD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-35-400-059 11/08/2021 A01 401 525,000 185,473
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 73 339,527 389,049 0.873



664 MIDWAY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-35-403-010 07/08/2021 A01 401 95,000 48,696
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 46,304 63,864 0.725



660 PLEASANT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-35-400-103 06/14/2021 A01 401 410,000 92,970
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 71 317,030 344,083 0.921



621 CENTRAL BAY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-35-403-015 10/30/2020 A01 401 215,000 69,267
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 145,733 161,303 0.903



1229 FLORAL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-35-427-015 10/08/2020 A01 401 185,000 72,742
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 57 112,258 94,758 1.185



618 PLEASANT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-35-427-021 08/12/2020 A01 401 192,500 55,153
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/4 STORY 63 137,347 127,184 1.080



581 OLD ORCHARD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-35-400-090 07/31/2020 A01 401 669,900 95,348
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/2 STORY 84 574,552 698,161 0.823



Neighborhoods Used: A01.A01 SECTION 35, SOUTH SHORE TO HEATHER

630 MIDWAY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-15-35-403-014	06/22/2020 A01	401	200,000	58,845	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 & 1/2 STORY	75	141,155	142,998	0.987



Neighborhoods Used: A02.A02 CENTRAL PARK NON LAKE FRONT

1254 SOUTH SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-15-35-426-003	09/09/2022 A02	401	371,500	82,629	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 & 1/4 STORY	60	288,871	191,437	1.509



1190 BEACH DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-15-35-280-002	09/07/2022 A02	401	485,000	131,822	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 & 1/2 STORY	66	353,178	116,892	3.021



566 BAY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-15-35-282-007	07/28/2022 A02	401	445,000	67,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 & 1/4 STORY	85	377,500	182,406	2.070



561 BAY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-15-35-283-026	06/10/2022 A02	401	412,100	71,942	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 & 1/2 STORY	66	340,158	112,118	3.034



1270 SOUTH SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-15-35-426-001	05/24/2022 A02	401	265,000	64,531	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 & 1/2 STORY	53	200,469	86,043	2.330



1186 LAKEVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-15-35-285-003	10/08/2021 A02	401	219,375	58,420	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	160,955	69,569	2.314



1200 BEACH DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-15-35-279-003	09/29/2021 A02	401	685,000	166,656	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 & 3/4 STORY	72	518,344	181,644	2.854



1190 BEACH DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-15-35-280-002	09/28/2021 A02	401	425,000	131,822	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 & 1/2 STORY	66	293,178	116,892	2.508



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DB: Holland 2023

Neighborhoods Used: A02.A02 CENTRAL PARK NON LAKE FRONT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
70-15-36-151-007	09/24/2021 A02	401	425,000	139,469
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	57	285,531	167,272
				E.C.F.
				1.707



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
70-15-35-286-011	09/14/2021 A02	401	290,000	67,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 & 1/4 STORY	62	222,500	108,842
				E.C.F.
				2.044



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
70-15-35-282-012	07/16/2021 A02	401	650,000	77,861
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	82	572,139	276,522
				E.C.F.
				2.069



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
70-15-35-279-008	05/28/2021 A02	401	625,000	202,712
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	84	422,288	358,626
				E.C.F.
				1.178



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
70-15-35-286-009	05/27/2021 A02	001	232,000	116,486
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 & 1/4 STORY	54	115,514	91,457
				E.C.F.
				1.263



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
70-15-35-285-011	12/03/2020 A02	401	193,000	42,378
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	58	150,622	95,197
				E.C.F.
				1.582



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
70-15-35-427-001	10/07/2020 A02	401	285,000	76,354
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	48	208,646	143,704
				E.C.F.
				1.452



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
70-15-35-282-007	06/22/2020 A02	401	161,000	67,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 & 1/4 STORY	85	93,500	182,406
				E.C.F.
				0.513



Neighborhoods Used: A03.A03 HEATHER DR AND CT

1365 HEATHER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-35-451-003 05/19/2022 A03 401 421,000 54,180
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 72 366,820 214,504 1.710



1337 HEATHER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-35-451-014 09/14/2021 A03 401 300,000 53,832
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 67 246,168 253,746 0.970



1241 HEATHER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-35-476-018 12/07/2020 A03 401 395,000 45,028
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 3/4 STORY 82 349,972 413,974 0.845



1235 HEATHER CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-35-432-005 10/09/2020 A03 401 329,000 48,294
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 77 280,706 420,059 0.668



1219 HEATHER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-35-476-021 10/06/2020 A03 401 272,800 45,114
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 77 226,936 316,666 0.717
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 750 1046 0.717



1375 HEATHER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-35-451-002 07/15/2020 A03 401 255,000 53,787
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 201,213 202,622 0.993



1374 HEATHER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-35-452-002 06/26/2020 A03 401 344,900 78,082
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 72 266,818 308,680 0.864



1289 HEATHER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-35-451-011 05/20/2020 A03 401 339,900 64,641
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 79 275,259 364,555 0.755



Neighborhoods Used: A03.A03 HEATHER DR AND CT

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<<<<<<<<<<<<<<          Statistics for this Analysis          >>>>>>>>>>>>>>>
# Valid # Invalid      Coefficient of       Coefficient of       Price Related
Sales   Sales           Dispersion (%)      Variation (%)        Differential
     8       1             14.93               20.58               1.014
After Application of E.C.F.s  12.45              18.91               1.018
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<<<<<<<          Economic Condition Factor Estimates (# of data points)          >>>>>>>

* Style *               91..100       81..90       71..80       61..70       51..60       0..50
1 & 1/2 STORY          1.000( 0)    0.845( 1)    0.872( 5)    0.980( 2)    1.000( 0)    1.000( 0)
1 & 1/4 STORY          1.000( 0)    0.845( 1)    0.872( 5)    0.980( 2)    1.000( 0)    1.000( 0)
1 & 3/4 STORY          1.000( 0)    0.845( 1)    0.872( 5)    0.980( 2)    1.000( 0)    1.000( 0)
1 + STORY              1.000( 0)    0.845( 1)    0.872( 5)    0.980( 2)    1.000( 0)    1.000( 0)
1 STORY                1.000( 0)    0.845( 1)    0.872( 5)    0.980( 2)    1.000( 0)    1.000( 0)
2 + STORY              1.000( 0)    0.845( 1)    0.872( 5)    0.980( 2)    1.000( 0)    1.000( 0)
2 STORY                1.000( 0)    0.845( 1)    0.872( 5)    0.980( 2)    1.000( 0)    1.000( 0)
BI-LEVEL              1.000( 0)    0.845( 1)    0.872( 5)    0.980( 2)    1.000( 0)    1.000( 0)
TRI-LEVEL              1.000( 0)    0.845( 1)    0.872( 5)    0.980( 2)    1.000( 0)    1.000( 0)
                          1.000( 0)    0.845( 1)    0.872( 5)    0.980( 2)    1.000( 0)    1.000( 0)
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Single Family E.C.F. : 0.887 (8)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.717 (1)
Commercial E.C.F. : 1.000 (0)

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<<<<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>>>>>
Starting Date: 04/01/2020
Ending Date: 11/10/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): A03 - A03 HEATHER DR AND CT
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Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: A04.A04 JANICE, MARLENE, JOYCE

718 JOYCE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
70-15-35-477-008		10/31/2022		A04 401	295,000	63,660	
Occupancy		Style		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		1 STORY		57	228,965	151,346	1.513
Agricultural Buildings:				ResidualValue	CostByManual	E.C.F.	
				2375	1570	1.513	



1201 JANICE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
70-15-35-476-008		11/30/2021		A04 401	290,000	65,339	
Occupancy		Style		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		1 STORY		57	224,661	138,394	1.623



1252 MARLENE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
70-15-35-478-003		11/29/2021		A04 401	274,900	81,252	
Occupancy		Style		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		1 STORY		67	193,648	201,087	0.963



1255 JANICE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
70-15-35-476-002		09/24/2021		A04 401	315,000	63,652	
Occupancy		Style		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		2 STORY		62	251,348	190,743	1.318



1214 MARLENE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
70-15-35-478-007		12/30/2020		A04 401	235,000	63,773	
Occupancy		Style		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		1 STORY		62	171,227	157,603	1.086



1255 MARLENE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
70-15-35-477-015		11/03/2020		A04 401	282,800	63,773	
Occupancy		Style		%Good	ResidualValue	CostByManual	E.C.F.
Single Family		1 STORY		62	219,027	213,054	1.028



Neighborhoods Used: A04.A04 JANICE, MARLENE, JOYCE

<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	1	12.45	16.83	1.007
After Application of E.C.F.s				
		5.37	7.61	1.003

<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 & 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.095(4)	1.566(2)	1.000(0)
1 & 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.095(4)	1.566(2)	1.000(0)
1 & 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.095(4)	1.566(2)	1.000(0)
1 + STORY	1.000(0)	1.000(0)	1.000(0)	1.095(4)	1.566(2)	1.000(0)
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.095(4)	1.566(2)	1.000(0)
2 + STORY	1.000(0)	1.000(0)	1.000(0)	1.095(4)	1.566(2)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.095(4)	1.566(2)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.095(4)	1.566(2)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.095(4)	1.566(2)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.095(4)	1.566(2)	1.000(0)

Single Family E.C.F. : 1.225 (6)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.513 (1)
 Commercial E.C.F. : 1.000 (0)

<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>

Starting Date: 04/01/2020
 Ending Date: 11/10/2022

Terms Selected: 1
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :

Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:

Neighborhood(s): A04 - A04 JANICE, MARLENE, JOYCE

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 1.65
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 10.00