Koehler - All Township Property not detailed out in individual ECF Study, ECF Study

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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
171-015-300-002-00	2999 SPIKEHORN TRAIL	07/14/23	$110,000	WD	03-ARM'S LENGTH	$110,000	$42,700	38.82	$88,705	$41,930	$68,070	$46,775	1.455	918	$74.15	00013	145.5265	RANCH		$41,930	No	/ /		10A LOTS SEC 15 & 22	401	70	
172-C30-000-006-00	1760 CEDAR SPRINGS LA	02/19/25	$585,000	WD	03-ARM'S LENGTH	$585,000	$199,200	34.05	$394,502	$79,600	$505,400	$238,562	2.119	1,864	$271.14	C-30	211.8526	RANCH		$79,600	No	/ /		CEDAR SPRINGS	401	90	
172-H05-000-039-00	4238 COMMANCHEE RD	07/28/23	$255,000	WD	03-ARM'S LENGTH	$255,000	$67,700	26.55	$143,843	$51,907	$203,093	$91,936	2.209	912	$222.69	HIAWA	220.9069	RANCH		$43,731	No	/ /	171-017-400-007-04, 172	HIAWATHA HIGHLANDS	401	52	
172-I16-000-033-00	4535 MODOC RD	05/03/24	$390,000	WD	03-ARM'S LENGTH	$390,000	$138,600	35.54	$273,667	$23,571	$366,429	$250,096	1.465	1,782	$205.63	00011	146.5153	MODULAR		$10,800	No	/ /		INLAND WATERWAY ESTAT	401	98	
	Totals:		$1,340,000			$1,340,000	$448,200		$900,717		$1,142,992	$627,369			$193.40		0.9878										
							Sale. Ratio =>	33.45				E.C.F. =>	1.822		Std. Deviation=>	0.407915368										
							Std. Dev. =>	5.19				Ave. E.C.F. =>	1.812		Ave. Variance=>	181.2063	Coefficient of Var=>	100								

I Used 1.82

Koehler Platted Prop ECF Study

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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
172-C01-000-002-00*	2409 E MULLETT LAKE RD	11/15/21	$160,000	WD	03-ARM'S LENGTH	$160,000	$57,600	36.00	$122,802	$12,024	$147,976	$144,080	1.027	2,040	$72.54	00004	102.7044	RANCH		$8,124	No	/ /		PLATTED PROP	401	79	
172-C01-000-004-00	2373 E MULLETT LAKE RD	04/12/23	$143,100	WD	03-ARM'S LENGTH	$143,100	$56,800	39.69	$113,632	$13,007	$130,093	$100,625	1.293	1,248	$104.24	00004	129.2850	RANCH		$8,288	No	/ /		PLATTED PROP	401	59	
172-G01-000-007-03	4348 KATERI LN	06/26/24	$245,000	WD	03-ARM'S LENGTH	$245,000	$31,000	12.65	$61,471	$20,708	$224,292	$40,763	5.502	1,232	$182.06	G01	550.2343	MULTI-STORY		$7,808	No	/ /		PLATTED PROP	401	99	
172-G01-000-012-00*	4304 KATERI LANE	09/17/21	$158,700	WD	03-ARM'S LENGTH	$158,700	$45,200	28.48	$90,310	$14,542	$144,158	$97,138	1.484	1,920	$75.08	G01	148.4047	RENTALS		$7,808	No	/ /		PLATTED PROP	401	64	
172-G01-000-013-00*	4294 KATERI LANE	05/13/21	$108,000	WD	03-ARM'S LENGTH	$108,000	$39,900	36.94	$79,880	$12,728	$95,272	$86,092	1.107	1,248	$76.34	G01	110.6626	MODULAR		$7,808	No	/ /		PLATTED PROP	401	82	
172-I09-000-013-00*	4576 ONAWAY RD	10/09/20	$156,500	WD	03-ARM'S LENGTH	$148,500	$32,900	22.15	$68,918	$11,704	$136,796	$77,316	1.769	1,056	$129.54	00004	176.9305	RANCH		$6,633	No	/ /	172-I09-000-012-00	PLATTED PROP	401	45	
172-I09-000-015-00*	4596 ONAWAY RD	01/21/22	$225,000	WD	03-ARM'S LENGTH	$225,000	$61,600	27.38	$129,385	$11,922	$213,078	$150,594	1.415	1,520	$140.18	00004	141.4921	BI-LEVEL		$7,128	No	/ /	172-I09-000-016-00	PLATTED PROP	401	52	
172-I09-000-017-00*	4616 ONAWAY RD	01/08/21	$85,000	WD	03-ARM'S LENGTH	$85,000	$36,600	43.06	$75,555	$14,700	$70,300	$78,019	0.901	1,114	$63.11	00004	90.1060	RANCH		$7,128	No	/ /		PLATTED PROP	401	53	
172-I09-000-039-00*	3690 E MULLETT LAKE RD	05/13/22	$175,000	WD	03-ARM'S LENGTH	$175,000	$36,600	20.91	$72,068	$10,548	$164,452	$82,432	1.995	1,066	$154.27	00004	199.4994	RANCH		$7,128	No	/ /	172-I09-000-038-00, 172-	PLATTED PROP	401	57	
172-I11-000-055-00*	4595 BALI HAI DR	06/12/20	$42,000	WD	03-ARM'S LENGTH	$42,000	$21,800	51.90	$44,805	$9,765	$32,235	$47,351	0.681	504	$63.96	00004	68.0762	RANCH		$6,165	No	/ /		PLATTED PROP	400	96	
172-T34-000-003-00	3145 PARROTTS RD	09/13/23	$85,000	WD	03-ARM'S LENGTH	$85,000	$21,900	25.76	$44,631	$34,554	$50,446	$10,077	5.006	0	#DIV/0!	00004	305.8377			$34,554	No	/ /		PLATTED PROP	401	0	
172-T34-000-010-00*	3060 HAROLD B ST	08/30/22	$210,000	WD	03-ARM'S LENGTH	$210,000	$51,000	24.29	$101,000	$40,779	$169,221	$77,206	2.192	910	$185.96	00004	24.4124	RANCH		$35,179	No	/ /		PLATTED PROP	401	72	
172-T34-000-015-00*	3170 HAROLD B ST	11/20/20	$165,000	WD	03-ARM'S LENGTH	$165,000	$66,500	40.30	$136,889	$36,871	$128,129	$135,159	0.948	1,440	$88.98	00004	99.9692	MULTI-STORY		$30,928	No	/ /		PLATTED PROP	400	77	
	Totals:		$1,958,300			$1,950,300	$559,400		$1,141,346		$1,706,448	$1,126,854			#DIV/0!		43.3329										
							Sale. Ratio =>	28.68				E.C.F. =>	1.514		Std. Deviation=>	1.534746092										
							Std. Dev. =>	10.84				Ave. E.C.F. =>	1.948		Ave. Variance=>	165.2011	Coefficient of Var=>	84.81960429								

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2020 thru 2025

I Used 1.500

Koehler Pigeon River & Woods ECF Study

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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
171-009-400-010-00	1570 SILERY RD	02/14/25	$424,900	WD	19-MULTI PARCEL ARM'S L	$419,850	$97,500	23.22	$241,786	$30,370	$389,480	$140,944	2.763	1,242	$313.59	00009	276.3367	RANCH		$22,114	No	/ /	171-009-400-011-01	PIGEON RIVER	401	71	
172-P23-000-024-01	4707 BIG SKY TR	08/02/24	$787,000	WD	03-ARM'S LENGTH	$787,000	$145,900	18.54	$288,787	$69,033	$717,967	$183,128	3.921	1,394	$515.04	00014	392.0568	RANCH		$62,970	No	/ /		PIGEON WOODS	401	80	
171-009-100-039-01	1461 RIVERVIEW LANE	09/11/20	$75,000	WD	03-ARM'S LENGTH	$75,000	$65,400	87.20	$132,900	$52,454	$22,546	$67,602	0.334	1,196	$18.85	00009	33.3512	RANCH		$40,654	No	/ /		PIGEON RIVER	400	58	
172-P23-000-062-00	5713 BIG SKY TR	04/06/21	$307,600	WD	03-ARM'S LENGTH	$302,600	$145,400	48.05	$290,858	$67,180	$235,420	$194,971	1.207	2,211	$106.48	00014	120.7464	RANCH		$59,176	No	/ /	172-P23-000-063-00	PIGEON WOODS	401	76	
172-P23-000-030-00	4741 BIG SKY TR	05/31/23	$632,500	WD	03-ARM'S LENGTH	$632,500	$218,700	34.58	$466,037	$70,053	$562,447	$329,987	1.704	2,186	$257.30	00014	170.4454	MULTI-STORY		$64,414	No	/ /		PIGEON WOODS	401	76	
	Totals:		$2,227,000			$2,216,950	$672,900		$1,420,368		$1,927,860	$916,631			$242.25		11.7328										
							Sale. Ratio =>	30.35				E.C.F. =>	2.103		Std. Deviation=>	1.39310373										
							Std. Dev. =>	27.56				Ave. E.C.F. =>	1.986		Ave. Variance=>	198.5873	Coefficient of Var=>	100								

I Used 2

Koehler Near Water ECF Study

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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
171-005-300-002-01	4330 TEMPLE RD	09/13/24	$900,000	WD	03-ARM'S LENGTH	$900,000	$214,900	23.88	$425,841	$125,410	$774,590	$300,431	2.578	1,200	$645.49	00002	257.8263	LOG		$104,245	No	/ /	171-008-200-001-15, 171	NEAR WATER	401	88	
171-008-300-025-00	4528 MODOC RD	05/24/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$83,400	23.17	$178,201	$25,353	$334,647	$152,848	2.189	1,008	$331.99	00002	218.9410	MULTI-STORY		$14,800	No	/ /		NEAR WATER	401	81	
172-S27-000-014-00	1181 LYNN DR	10/20/23	$450,000	WD	03-ARM'S LENGTH	$450,000	$93,900	20.87	$177,400	$13,800	$436,200	$163,600	2.666	1,776	$245.61	00007	45.4202	RANCH		$10,200	No	/ /	171-009-204-038-00, 172	MULLETT LAKE INFLUENCI	401	60	
171-009-200-019-12	1289 SILERY ROAD	02/04/25	$510,000	WD	03-ARM'S LENGTH	$510,000	$173,500	34.02	$607,862	$45,933	$464,067	$312,183	1.487	2,027	$228.94	00002	148.6523	RANCH		$36,000	No	/ /		NEAR WATER	401	77	
172-I15-000-011-00	4675 INLAND RTE DR	09/08/23	$210,000	WD	03-ARM'S LENGTH	$210,000	$53,100	25.29	$112,589	$27,128	$182,872	$85,461	2.140	960	$190.49	00002	213.9830	MULTI-STORY		$21,375	No	/ /		NEAR WATER	401	64	
	Totals:		$2,430,000			$2,430,000	$618,800		$1,501,893		$2,192,376	$1,014,523			$328.51		5.1065										
							Sale. Ratio =>	25.47				E.C.F. =>	2.161		Std. Deviation=>	0.467047844										
							Std. Dev. =>	5.05				Ave. E.C.F. =>	2.212		Ave. Variance=>	176.9646	Coefficient of Var=>	80								

I Used 2.1

Koehler -TWP ECF Study

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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
171-003-400-010-05	2024 HICKLEBURG ROAD	07/22/24	$580,000	WD	03-ARM'S LENGTH	$580,000	$160,200	27.62	$316,228	$27,268	$552,732	$288,960	1.913	2,360	$234.21	00011	191.2832	MULTI-STORY		$15,400	No	/ /		TWP.	401	92	
171-036-300-012-00	924 W M-68	01/12/24	$30,000	WD	03-ARM'S LENGTH	$30,000	$22,500	75.00	$47,603	$13,705	$16,295	$33,898	0.481	868	$18.77	00011	48.0707	SINGLE WIDE		$7,500	No	/ /		TWP.	401	59	
171-036-300-012-00	924 W M-68	06/12/24	$124,500	WD	03-ARM'S LENGTH	$124,500	$26,600	21.37	$52,686	$19,279	$105,221	$33,407	3.150	868	$121.22	00011	314.9669	SINGLE WIDE		$7,500	No	/ /		TWP.	401	59	
172-005-200-002-07	230 M-33	04/21/23	$130,000	PTA	03-ARM'S LENGTH	$130,000	$73,300	56.38	$146,652	$21,404	$108,596	$125,248	0.867	1,200	$90.50	00011	86.7048	MODULAR		$16,724	No	/ /		TWP.	401	78	
172-018-400-003-02	2750 S CARTER ROAD	02/18/25	$185,000	WD	03-ARM'S LENGTH	$185,000	$55,200	29.84	$129,525	$54,754	$130,246	$57,516	2.265	2,092	$62.26	00011	226.4512	SINGLE WIDE		$47,400	No	/ /		TWP.	401	38	
172-032-300-001-00	1001 M-68	05/06/24	$500,000	WD	03-ARM'S LENGTH	$500,000	$277,500	55.50	$554,961	$361,095	$138,905	$193,866	0.717	1,680	$82.68	00011	71.6500	RANCH		$337,740	No	/ /		TWP.	401	77	
	Totals:		$1,549,500			$1,549,500	$615,300		$1,247,655		$1,051,995	$732,895			$101.61		12.9815										
							Sale. Ratio =>	39.71				E.C.F. =>	1.435		Std. Deviation=>	1.049215068										
							Std. Dev. =>	21.11				Ave. E.C.F. =>	1.565		Ave. Variance=>	156.5211	Coefficient of Var=>	100								

I Used 1.43

Koehler On Water LK ECF Study

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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
171-003-309-083-00	881 PARROTT POINT ROAD	09/08/23	$650,000	WD	19-MULTI PARCEL ARM'S L	$590,000	$214,800	36.41	$442,784	$263,066	$326,934	$102,696	3.184	1,248	$261.97	00010	318.3513	RANCH		$257,194	No	/ /	171-003-309-084-00, 171	ON MULLETT LAKE	401	62	
171-004-400-021-00	882 W. SHORE VIEW LN	03/06/24	$707,500	WD	03-ARM'S LENGTH	$705,500	$192,900	27.34	$513,345	$161,452	$544,048	$140,757	3.865	1,949	$279.14	00010	386.5152	RANCH		$153,025	No	/ /		ON MULLETT LAKE	401	53	
171-005-400-004-00	935 RIVERS END DR.	09/14/23	$1,200,000	WD	03-ARM'S LENGTH	$1,200,000	$348,100	29.01	$732,413	$228,292	$971,708	$288,069	3.373	1,868	$520.19	00010	337.3176	RANCH		$219,712	No	/ /		ON MULLETT LAKE	401	76	
171-005-400-009-00	1122 BALD EAGLE DRIVE	06/14/24	$439,000	WD	03-ARM'S LENGTH	$414,000	$167,700	40.51	$333,743	$225,312	$188,688	$43,372	4.350	861	$219.15	00010	435.0417	RANCH		$217,796	No	/ /		ON MULLETT LAKE	401	45	
171-005-400-012-00	1078 W BALD EAGLE LANE	09/20/24	$749,000	WD	03-ARM'S LENGTH	$749,000	$250,100	33.39	$494,407	$97,016	$651,984	$166,551	3.915	2,244	$290.55	00010	391.4616	RANCH		$83,906	No	/ /	171-005-400-015-00	ON MULLETT LAKE	401	54	
171-005-400-015-00		09/20/24	$749,000	WD	03-ARM'S LENGTH	$749,000	$250,100	33.39	$494,407	$97,016	$651,984	$166,551	3.915	2,244	$290.55	00010	391.4616	RANCH		$83,906	No	/ /	171-005-400-012-00	ON MULLETT LAKE	401	54	
172-P21-000-030-00	558 W SHORE VIEW LN	07/26/23	$710,000	WD	03-ARM'S LENGTH	$710,000	$252,300	35.54	$525,980	$230,382	$479,618	$168,913	2.839	1,675	$286.34	00010	283.9436	MULTI-STORY		$225,617	No	/ /		ON MULLETT LAKE	401	67	
	Totals:		$5,204,500			$5,117,500	$1,676,000		$3,537,079		$3,814,964	$1,076,910			$306.84		9.1909										
							Sale. Ratio =>	32.75				E.C.F. =>	3.543		Std. Deviation=>	0.520652462										
							Std. Dev. =>	4.47				Ave. E.C.F. =>	3.634		Ave. Variance=>	363.4418	Coefficient of Var=>	100								

I Used 3.55

Koehler Silver Lk ECF Study

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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
171-012-200-001-22	297 N SILVER PLACE	05/10/24	$875,000	WD	03-ARM'S LENGTH	$840,000	$466,300	55.51	$932,594	$140,547	$699,453	$565,748	1.236	2,333	$299.81	S.L.F	18.0957	EXCLUSIVE		$126,435	No	/ /		SILVER LAKE LOTS	401	83	
171-013-200-001-04*	560 S SILVER PLACE	12/30/20	$556,000	WD	03-ARM'S LENGTH	$556,000	$180,500	32.46	$367,893	$148,785	$407,215	$184,124	2.212	1,992	$204.43	S.L.F	79.4339	RANCH		$144,285	No	/ /		SILVER LAKE LOTS	400	75	
172-007-100-001-15*	977 N SILVER	07/29/21	$638,000	WD	03-ARM'S LENGTH	$573,000	$365,800	63.84	$731,538	$237,332	$335,668	$415,299	0.808	2,284	$146.96	S.L.F	60.9035	RANCH		$228,410	No	/ /		SILVER LAKE LOTS	401	76	
172-007-100-001-17*	785 N SILVER PLACE	07/28/20	$195,000	WD	03-ARM'S LENGTH	$195,000	$152,900	78.41	$311,998	$136,423	$58,577	$147,542	0.397	1,216	$48.17	S.L.F	102.0272	RANCH		$121,761	No	/ /		SILVER LAKE LOTS	400	94	
172-007-100-001-19*	603 N SILVER PLACE	08/19/22	$560,000	WD	03-ARM'S LENGTH	$560,000	$188,700	33.70	$373,777	$160,146	$399,854	$164,332	2.433	2,668	$149.87	S.L.F	101.5925	RANCH		$152,258	No	/ /		SILVER LAKE LOTS	401	59	
	Totals:		$2,824,000			$2,724,000	$1,354,200		$2,717,800		$1,900,767	$1,477,045			$169.85		13.0419										
							Sale. Ratio =>	49.71				E.C.F. =>	1.287		Std. Deviation=>	0.881433614										
							Std. Dev. =>	19.77				Ave. E.C.F. =>	1.417		Ave. Variance=>	72.4106	Coefficient of Var=>	51.0908247								

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2020 thru 2025

I Used 1.4

Koehler Mullett LK Influence ECF Study

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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
172-P21-000-069-00*	552 E SHORE VIEW LN	01/08/21	$178,000	WD	03-ARM'S LENGTH	$178,000	$72,800	40.90	$142,282	$52,223	$125,777	$94,799	1.327	1,534	$81.99	00007	37.6188	RANCH		$46,423	No	/ /		MULLETT LAKE INFLUENCI	401	58	
172-S27-000-014-00	1181 LYNN DR	10/20/23	$450,000	WD	03-ARM'S LENGTH	$450,000	$93,900	20.87	$177,400	$13,800	$436,200	$163,600	2.666	1,776	$245.61	00007	96.3295	RANCH		$10,200	No	/ /	171-009-204-038-00, 172	MULLETT LAKE INFLUENCI	401	60	
172-S27-000-028-00*	1011 LYNN DR	07/17/20	$225,000	WD	03-ARM'S LENGTH	$225,000	$79,100	35.16	$160,953	$61,297	$163,703	$105,568	1.551	1,403	$116.68	00007	15.2274	RANCH		$51,142	No	/ /		MULLETT LAKE INFLUENCI	400	55	
172-S29-000-038-00*	1030 LEBEAU LANE	06/01/21	$175,900	WD	03-ARM'S LENGTH	$175,900	$70,300	39.97	$140,577	$76,735	$99,165	$67,202	1.476	1,174	$84.47	00007	22.7341	RANCH		$69,312	No	/ /		MULLETT LAKE INFLUENCI	401	49	
172-S29-000-040-00*	3056 RED PINE	07/23/20	$158,000	WD	03-ARM'S LENGTH	$158,000	$55,800	35.32	$113,659	$37,757	$120,243	$80,405	1.495	1,248	$96.35	00007	20.7492	RANCH		$32,686	No	/ /		MULLETT LAKE INFLUENCI	400	55	
	Totals:		$1,186,900			$1,186,900	$371,900		$734,871		$945,088	$511,574			$125.02		14.4449										
							Sale. Ratio =>	31.33				E.C.F. =>	1.847		Std. Deviation=>	0.544834406										
							Std. Dev. =>	8.03				Ave. E.C.F. =>	1.703		Ave. Variance=>	38.5318	Coefficient of Var=>	22.6262994								

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2020 thru 2025

I Used 1.7

Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character

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