

2023 FROST RES ACRAGE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Other Parcels in Sale	Dollars per acre	Value as applied
007-015-100-24		08/24/21	\$10,500	\$10,500	0.91	\$11,538			
006-033-400-12		07/23/21	\$11,000	\$11,000	0.94	\$11,702			
013-022-301-07		06/24/21	\$13,000	\$13,000	1.00	\$13,000			
015-013-300-22	SURREY RD	11/24/21	\$5,000	\$5,000	1.00	\$5,000		1 Acre	\$8,000
015-030-301-03	10908 BEAVER AVE	04/27/20	\$4,000	\$4,000	1.06	\$3,774			
015-026-300-02	10579 S CLARE	04/01/21	\$3,500	\$3,500	1.30	\$2,692			
005-034-400-39		12/17/20	\$6,500	\$6,500	1.32	\$4,924			
004-007-100-14		01/31/22	\$6,500	\$6,500	1.49	\$4,362		1.5 Acres	\$9,900
002-020-400-14		06/02/20	\$10,000	\$10,000	1.74	\$5,747			
004-013-201-01		10/06/20	\$7,000	\$7,000	1.82	\$3,846			
001-033-300-08	9637 W PINE RD	11/16/21	\$15,000	\$15,000	2.01	\$7,463			
003-021-200-11	8545 N CLARE AVE	06/25/21	\$25,000	\$25,000	2.36	\$10,593	003-021-200-13	2 Acres	\$6500
003-027-100-22		01/28/21	\$12,000	\$12,000	2.48	\$4,839	003-027-100-23		\$13,000
015-032-400-09	E MAPLE RD	06/24/21	\$12,000	\$12,000	2.60	\$4,615		2.5 Acres	\$6000
008-015-400-05		07/02/20	\$10,200	\$10,200	3.49	\$2,923		3 Acres	\$5300
002-014-300-09	9192 HILL RD	05/26/21	\$16,000	\$16,000	3.74	\$4,278			\$15,900
007-017-100-11		09/03/20	\$8,500	\$8,500	4.29	\$1,981			
015-019-300-38		02/17/21	\$5,000	\$5,000	4.37	\$1,144		4 Acres	\$4,000
007-017-100-12		10/08/20	\$10,000	\$10,000	4.66	\$2,146	007-165-317-00		\$16,000
012-027-100-07		05/29/20	\$28,250	\$28,250	4.80	\$5,885			
013-031-300-16		10/18/20	\$14,200	\$14,200	5.00	\$2,840			
015-019-300-22	230 KAPPLINGER	04/15/20	\$29,900	\$29,900	5.00	\$5,980			
002-036-300-28		03/21/22	\$27,500	\$27,500	5.54	\$4,964	002-036-300-29	5 Acres	\$4,000
005-025-400-28		08/27/21	\$53,000	\$53,000	5.80	\$9,143	005-025-400-17		\$20,000
008-033-300-01		08/17/21	\$20,000	\$20,000	6.03	\$3,317			
007-018-300-03	435 E TOWNLINE LAKE RD	05/19/21	\$23,500	\$23,500	6.33	\$3,712			
016-027-100-12		10/25/21	\$43,000	\$43,000	6.49	\$6,626			
004-015-300-23		06/02/20	\$30,000	\$30,000	6.70	\$4,478			
005-014-300-13	7930 W TEMPLE	10/22/20	\$19,900	\$19,900	6.72	\$2,961			
006-024-100-15	530 W N-61	10/19/20	\$21,000	\$21,000	7.27	\$2,889			
007-014-100-15	3790 N BALL AVE	06/29/20	\$12,000	\$12,000	7.59	\$1,581		7 Acres	\$3,000
002-010-402-28		05/28/20	\$3,500	\$3,500	7.88	\$444			\$21,000
015-022-100-08	3394 OLD SURREY	01/28/22	\$33,500	\$33,500	8.48	\$3,950			
007-014-400-01	3480 DEER LAKE RD	06/01/20	\$15,000	\$15,000	9.35	\$1,604			
005-014-300-04		11/24/21	\$49,900	\$49,900	9.43	\$5,292	005-014-300-16		
005-014-300-05		03/21/22	\$28,000	\$28,000	9.43	\$2,969			
005-007-100-18		03/22/22	\$20,000	\$20,000	9.75	\$2,051			
002-020-400-05		06/03/21	\$19,000	\$19,000	9.86	\$1,927			
006-003-300-14	5100 N HARDING AVE	07/24/20	\$23,000	\$23,000	9.95	\$2,312			
007-003-400-07		03/17/22	\$30,000	\$30,000	9.96	\$3,012			
001-032-400-08		06/18/21	\$26,500	\$26,500	10.00	\$2,650		10 Acres	\$28,000
003-029-100-10	VACANT	05/06/21	\$22,000	\$22,000	10.00	\$2,200			
003-031-400-05	6199 N HARRISON AVE	11/17/21	\$40,000	\$40,000	10.00	\$4,000			
004-031-400-18	6710 PINE ROAD	08/14/20	\$24,000	\$24,000	10.00	\$2,400			
005-032-200-07		04/23/21	\$15,000	\$15,000	10.00	\$1,500			
009-017-300-03	10670 W ASHARD	09/30/21	\$32,000	\$32,000	10.00	\$3,200			
010-009-100-06		04/22/20	\$23,750	\$23,750	10.00	\$2,375			
012-004-300-08		10/30/20	\$13,000	\$13,000	10.00	\$1,300			

012-004-300-08		03/17/22	\$23,000	\$23,000	10.00	\$2,300	
009-015-400-03		03/23/22	\$15,000	\$15,000	10.01	\$1,499	
009-015-400-11		03/23/22	\$15,000	\$15,000	10.01	\$1,499	
009-015-400-12		02/23/22	\$10,000	\$10,000	10.01	\$999	
003-029-300-10		01/27/22	\$34,000	\$34,000	10.02	\$3,393	
010-010-300-05		10/07/20	\$20,000	\$20,000	10.02	\$1,996	
010-032-400-20		01/03/22	\$22,000	\$22,000	10.02	\$2,196	
007-018-100-19	POCAHONTAS	12/17/21	\$30,000	\$30,000	10.04	\$2,988	
010-010-200-12		11/12/21	\$25,000	\$25,000	10.05	\$2,488	
007-015-400-02		07/26/21	\$27,000	\$27,000	10.06	\$2,684	
016-022-100-23		03/28/22	\$45,000	\$45,000	10.07	\$4,469	
010-016-200-10		10/30/20	\$20,000	\$20,000	10.09	\$1,982	
003-024-400-09		07/07/20	\$25,000	\$25,000	10.10	\$2,475	
003-026-200-08		11/05/20	\$28,000	\$28,000	10.10	\$2,772	
003-026-400-08		10/02/20	\$20,000	\$20,000	10.10	\$1,980	
010-031-200-05		12/01/20	\$25,000	\$25,000	10.10	\$2,475	
006-035-100-11	PEASLEY BLVD	07/17/20	\$25,000	\$25,000	10.12	\$2,470	
010-010-300-10	1651 DUKES TRAIL	03/09/22	\$30,000	\$30,000	10.13	\$2,962	
007-010-300-19		02/07/22	\$31,500	\$31,500	10.15	\$3,103	
008-013-200-13		11/06/20	\$28,500	\$28,500	10.19	\$2,797	
010-016-200-09	TICE	08/13/21	\$32,985	\$32,985	10.28	\$3,209	
004-034-300-09	9075 E ARNOLD LAKE RD	07/24/20	\$25,000	\$25,000	10.30	\$2,427	
007-003-300-22		01/15/21	\$30,000	\$30,000	10.50	\$2,857	
005-015-400-11		09/10/21	\$23,000	\$23,000	11.00	\$2,091	
007-018-300-18		03/01/21	\$15,000	\$15,000	11.25	\$1,333	
015-011-400-10	RAIL ROAD GRADE	07/13/21	\$27,840	\$27,840	11.60	\$2,400	015-011-400-13
011-004-400-13		11/09/21	\$60,000	\$60,000	11.77	\$5,098	
011-009-200-20	1271 HARRISON RR GRADE	08/26/20	\$43,000	\$43,000	11.97	\$3,592	
004-013-201-27		10/06/20	\$30,000	\$30,000	13.00	\$2,308	
016-033-200-10		08/31/21	\$43,900	\$43,900	13.44	\$3,266	
003-014-300-12	4045 E HASKELL LAKE RD	10/29/20	\$35,000	\$35,000	14.62	\$2,394	
010-007-200-21		10/25/21	\$58,000	\$58,000	15.00	\$3,867	
013-016-400-05		02/25/22	\$36,000	\$36,000	15.00	\$2,400	
008-017-100-20	7180 E CRANBERRY LAKE	05/16/20	\$50,000	\$50,000	15.24	\$3,281	
007-005-400-09		06/12/20	\$28,000	\$28,000	15.46	\$1,811	007-005-400-10, 007-005-400-11, 007-005-400-12
004-013-300-21	11640 N LITTLE GEORGE LAKE RD	10/29/20	\$37,000	\$37,000	15.83	\$2,337	
004-013-200-16		07/24/20	\$37,000	\$37,000	15.91	\$2,326	
005-016-100-01	3980 TWIN LAKES	08/10/20	\$37,000	\$37,000	15.91	\$2,326	
007-001-300-14		11/12/20	\$40,000	\$40,000	16.80	\$2,381	
016-031-100-15		12/21/21	\$30,000	\$30,000	17.89	\$1,677	
007-022-200-02	MYERS	08/28/20	\$43,500	\$43,500	18.00	\$2,417	
004-016-400-09		08/28/20	\$45,000	\$45,000	18.25	\$2,466	004-016-400-10
004-016-400-09		10/20/21	\$66,900	\$66,900	18.25	\$3,666	004-016-400-10
010-007-200-02	OAK	10/01/21	\$54,000	\$54,000	18.50	\$2,919	
004-003-400-06		05/01/20	\$36,000	\$36,000	18.70	\$1,925	
005-022-300-05		09/29/20	\$35,000	\$35,000	19.50	\$1,795	
007-016-200-15	2420 E CRANBERRY LAKE RD	07/07/20	\$34,900	\$34,900	19.55	\$1,785	
006-004-300-09		01/18/21	\$42,500	\$42,500	19.68	\$2,160	
002-008-100-02		03/29/22	\$67,250	\$67,250	19.72	\$3,410	
001-029-300-10		10/06/20	\$39,000	\$39,000	20.00	\$1,950	

15 Acres \$2,400

\$36,000

001-029-300-10		12/13/21	\$45,000	\$45,000	20.00	\$2,250		
004-025-100-07		08/05/20	\$60,000	\$60,000	20.00	\$3,000		
005-029-100-07		07/02/21	\$97,000	\$97,000	20.00	\$4,850	005-029-100-08	
005-029-100-08		07/02/21	\$97,000	\$97,000	20.00	\$4,850	005-029-100-07	
015-028-200-24	10430 S GRANT AVE	05/22/20	\$195,000	\$195,000	20.07	\$9,716	015-028-200-40	
007-018-300-11		06/25/21	\$50,000	\$50,000	22.14	\$2,258	007-018-300-10	
007-018-300-11		11/19/21	\$55,000	\$55,000	22.14	\$2,484	007-018-300-10	
015-011-400-13	7726 EBERHART	07/13/21	\$58,000	\$58,000	22.44	\$2,585	015-011-400-10	
007-018-400-16		06/28/21	\$68,000	\$68,000	23.13	\$2,940	007-018-400-23	
011-004-400-09		11/09/21	\$60,000	\$60,000	23.69	\$2,533		
003-027-300-42		05/21/21	\$75,000	\$75,000	25.00	\$3,000		
002-010-403-03	10159 RICHARDSON DR	03/18/22	\$105,000	\$105,000	25.02	\$4,197		
005-034-400-13		12/23/21	\$69,000	\$69,000	26.68	\$2,586		
007-012-200-14	4701 HAYES	03/11/22	\$115,000	\$115,000	28.52	\$4,032	007-012-200-05, 007-012-200-06	
005-014-400-06	3287 N MCKINLEY AVE	10/01/21	\$70,000	\$70,000	30.00	\$2,333		
002-010-401-17	2349 MUSKOGON RD	03/04/22	\$80,000	\$80,000	30.28	\$2,642		
015-025-200-07		01/25/22	\$124,000	\$124,000	35.00	\$3,543		
007-006-200-08		09/30/21	\$73,000	\$73,000	37.58	\$1,943		
007-025-200-09		07/13/20	\$67,500	\$67,500	37.66	\$1,778		
003-016-400-18	9291 N CLARE AVE	11/25/20	\$67,500	\$67,500	38.00	\$1,776		
003-016-400-18	9291 N CLARE AVE	02/11/22	\$95,000	\$95,000	38.00	\$2,500		
010-014-400-08		03/01/21	\$90,000	\$90,000	38.29	\$2,350		
005-024-200-15	6225 W TEMPLE	04/09/21	\$78,000	\$78,000	38.98	\$2,001		
009-018-100-03		09/24/20	\$59,900	\$59,900	39.00	\$1,536		
008-015-100-22		08/26/21	\$94,900	\$94,900	39.07	\$2,429		
012-030-300-04	6595 E BROWNS RD	12/29/20	\$175,000	\$175,000	39.24	\$4,460	012-030-300-03	
005-027-200-03		12/01/20	\$79,900	\$79,900	39.50	\$2,023		
005-029-100-01		12/23/21	\$79,900	\$79,900	40.00	\$1,998		
009-016-100-01		10/09/20	\$45,000	\$45,000	40.00	\$1,125		
013-028-300-04		06/30/20	\$155,000	\$155,000	40.00	\$3,875		
015-029-400-01	1770 E ROCK	06/19/20	\$102,000	\$102,000	40.00	\$2,550	015-029-400-04	
010-033-100-20	E MAPLE RD	11/05/20	\$60,900	\$60,900	40.40	\$1,507		
008-004-300-13		06/24/21	\$142,128	\$142,128	40.06	\$3,548		
009-036-100-05		01/17/22	\$75,250	\$75,250	41.67	\$1,806	008-004-300-10	
001-034-400-05	8525 W PINE	07/14/21	\$149,000	\$149,000	48.33	\$3,083		
001-034-400-05	8525 W PINE	04/29/21	\$120,000	\$120,000	48.33	\$2,483		
002-021-300-11		11/09/20	\$250,000	\$250,000	48.94	\$5,108		
008-004-200-47		10/07/20	\$92,500	\$92,500	49.80	\$1,857		
007-004-100-05	390 GREEN RD	04/30/21	\$116,000	\$116,000	61.96	\$1,872		
015-032-300-25	11743 HARRISON	06/24/21	\$535,000	\$535,000	76.00	\$7,039		
010-014-100-15		05/14/21	\$92,000	\$92,000	77.59	\$1,186		
005-027-100-03		11/04/20	\$149,200	\$149,200	79.00	\$1,889		
010-002-400-01	764 OLD STATE AVE	07/21/20	\$100,000	\$100,000	79.00	\$1,266		
010-012-400-07		12/17/20	\$151,000	\$151,000	79.03	\$1,911		
005-002-400-01		06/15/21	\$108,000	\$108,000	80.00	\$1,350		
010-004-300-04	523 S JACKSON	09/23/21	\$249,900	\$249,900	80.00	\$3,124		
006-013-300-20	3220 N OLD STATE	06/06/20	\$149,500	\$149,500	80.95	\$1,847		
010-012-100-03		08/13/21	\$235,000	\$235,000	85.60	\$2,745	010-012-100-06	
006-011-100-11		01/18/21	\$150,000	\$150,000	92.48	\$1,622		

20 Acres \$2,250

25 Acres \$2,220

30 Acres \$2,200

40 Acres \$2,125

50 Acres \$2,000

\$45,000

\$55,000

\$66,000

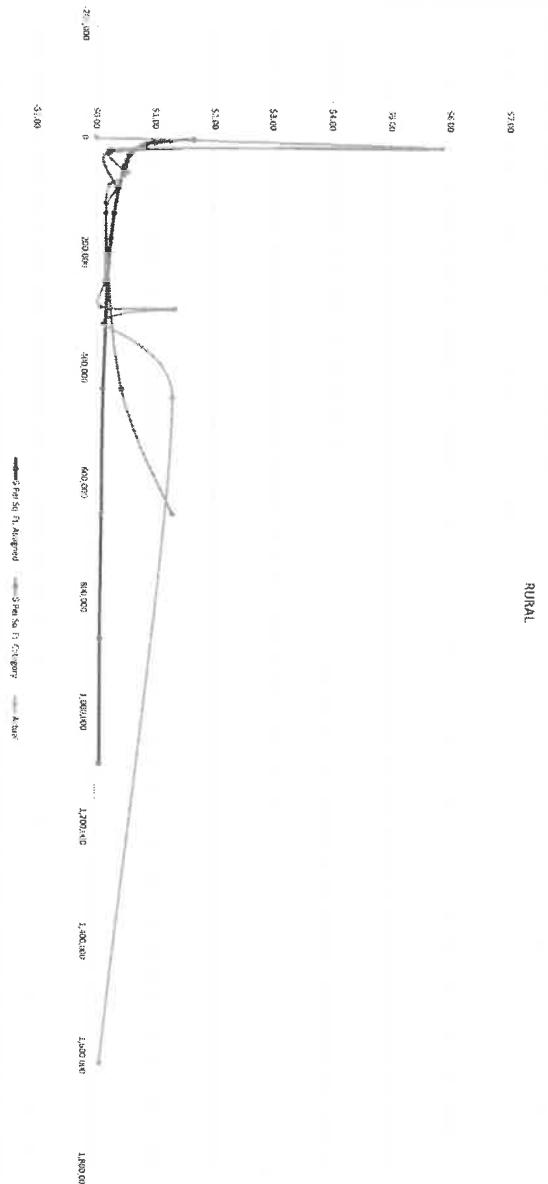
\$85,000

\$100,000

2023 Frost Twp Com/Ind land analysis

5q. Fr. Category	Per Sq. Ft. Fr. Category	Per Sq. Fr. Fr. Category	Per Sq. Fr. Category
2,500	\$1.65	N/A	\$4,125.00
5,000	\$1.25	N/A	\$6,250.00
7,500	\$1.00	N/A	\$7,500.00
10,000	\$0.85	N/A	\$8,500.00
12,500	\$0.80	N/A	\$10,000.00
15,000	\$0.75	N/A	\$11,250.00
20,000	\$0.65	N/A	\$13,000.00
25,000	\$0.55	N/A	\$15,000.00
40,000	\$0.32	N/A	\$20,000.00
60,000	\$0.45	N/A	\$24,000.00
87,120	\$0.38	N/A	\$33,105.60
130,980	\$0.20	N/A	\$26,196.00
172,800	\$0.22	N/A	\$38,208.00
212,800	\$0.11	N/A	\$23,408.00
435,600	\$0.10	0.43	\$43,560.00
653,400	\$0.10	1.31	\$65,340.00
871,200	\$0.08	N/A	\$69,696.00
1,089,000	\$0.07	N/A	\$76,230.00
10,000,000	\$0.01	0.09	\$100,000.00

Unordered Sqft - (Ac. Value)	Ordered Sqft - (Ac. Value)	Actual	Per Sq. Ft. Category
14,853.96	0	0	0.00
20,211.84	0	0	0.00
322,235.88	0	0	0.00
1,611,720.00	0	0	0.00
82,284.84	0	0	0.00
247,464.36	0	0	0.00
256,730.72	0	0	0.00
450,628.20	0	0	0.00
292,679.64	0	0	0.00
113,256.00	0	0	0.00
60,156.36	0	0	0.00
14,853.96	14,853.96	14,853.96	5.87
20,211.84	20,211.84	20,211.84	0.23
602,636.56	602,636.56	602,636.56	0.23
822,636.56	822,636.56	822,636.56	0.22
247,464.36	247,464.36	247,464.36	0.18
256,730.72	256,730.72	256,730.72	0.15
392,079.64	392,079.64	392,079.64	0.43
784,359.28	784,359.28	784,359.28	1.36
322,235.88	322,235.88	322,235.88	0.12
450,628.20	450,628.20	450,628.20	1.31
1,611,720.00	1,611,720.00	1,611,720.00	0.09



CLARE COUNTY AG LAND GRID
2022 FOR 2023 EQUALIZATION STUDY

Winterfield (001) 2022 = \$2,600 PER/AC 2023 = \$2,600 PER/AC <u>3 SALES</u>	Summerfield (002) 2022 = NC 2023 = NC <u>0 SALES</u>	Frost (003) 2022 = \$2,600 PER/AC 2023 = \$2,600 PER/AC <u>0 SALES</u>	Franklin (004) 2022 = \$2,600 PER/AC 2023 = \$2,600 PER/AC <u>0 SALES</u>
2022 ECF- 0.77 2023 ECF- 0.78	2022 ECF- 0.77 2023 ECF- 0.78	2022 ECF- 0.77 2023 ECF- 0.78	2022 ECF- 0.77 2023 ECF- 0.78
Redding (005) 2022 = \$2,600 PER/AC 2023 = \$2,600 PER/AC <u>0 SALES</u>	Greenwood (006) 2022 = \$2,600 PER/AC 2023 = \$2,600 PER/AC <u>2 SALES</u>	Hayes (007) 2022 = \$2,600 PER/AC 2023 = \$2,600 PER/AC <u>0 SALES</u>	Hamilton (008) 2022 = \$2,800 PER/AC 2023 = \$2,600 PER/AC <u>7 SALES</u>
2022 ECF- 0.77 2023 ECF- 0.78	2022 ECF- 0.77 2023 ECF- 0.78	2022 ECF- 0.77 2023 ECF- 0.78	2022 ECF- 0.77 2023 ECF- 0.78
Freeman (009) 2022 = NC 2023 = NC <u>0 SALES</u>	Lincoln (010) 2022 = NC 2023 = NC <u>0 SALES</u>	Hatton (011) 2022 = \$2,600 PER/AC 2023 = \$2,600 PER/AC <u>0 SALES</u>	Arthur (012) 2022 = \$4,000 PER/AC 2023 = \$4,100 PER/AC <u>3 SALES</u>
2022 ECF- 0.77 2023 ECF- 0.78	2022 ECF- 0.77 2023 ECF- 0.78	2022 ECF- 0.77 2023 ECF- 0.78	2022 ECF- 0.77 2023 ECF- 0.78
Garfield (013) 2022 = \$2,600 PER/AC 2023 = \$2,600 PER/AC <u>1 SALES</u>	Surrey (014) 2022 = NC 2023 = NC <u>0 SALES</u>	Grant (015) 2022 = \$4,000 PER/AC 2023 = \$4,100 PER/AC <u>6 SALES</u>	Sheridan (016) 2022 = \$4,000 PER/AC 2023 = \$4,100 PER/AC <u>7 SALES</u>
2022 ECF- 0.77 2023 ECF- 0.78	2022 ECF- 0.77 2023 ECF- 0.78	2022 ECF- 0.77 2023 ECF- 0.78	2022 ECF- 0.77 2023 ECF- 0.78

2023 Frost FF Subs

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
003-040-415-00	105 N BEVERLY DR	12/01/21	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$9,500	67.86	\$21,991	\$3,209	\$11,200	140.0	215.0
003-040-433-00	300 ROBERT ST	04/05/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$13,250	53.00	\$30,693	\$3,427	\$9,120	114.0	200.0
003-040-434-00	55 IRMA ST	08/19/21	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$32,150	39.69	\$75,317	\$13,683	\$6,000	100.0	130.0
003-040-467-00	303 N BEVERLY DR	11/19/21	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$5,100	28.33	\$11,648	\$15,952	\$9,600	120.0	250.0
003-040-468-00	305 N BEVERLY DR	12/09/20	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$28,000	45.16	\$66,311	\$5,289	\$9,600	120.0	250.0
003-100-012-00	551 RIDGE RD	10/23/20	\$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$38,400	42.67	\$100,328	\$16,712	\$18,320	229.0	227.0
003-100-028-00	1243 SUIRRISE LANE	07/24/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$20,800	34.67	\$47,449	\$22,151	\$9,600	120.0	118.0
003-100-079-00	1201 EAST AVE	01/06/21	\$55,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$26,800	48.73	\$92,900	\$33,660	\$45,386	300.0	233.0
003-120-094-00	1212 LAWRENCE	08/05/21	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$4,250	56.67	\$9,840	\$7,500	\$9,840	123.0	100.0
003-160-009-00	5443 E WILSON RD	10/29/21	\$21,000	M/LC	03-ARM'S LENGTH	\$21,000	\$12,950	61.67	\$29,131	\$1,181	\$9,312	110.0	759.0
003-220-034-00	8050 FIR MAC DR	10/22/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$13,350	33.38	\$30,018	\$16,882	\$6,900	100.0	190.0
003-220-042-00	8101 FIRMAC DR	08/18/20	\$51,750	WD	03-ARM'S LENGTH	\$51,750	\$21,550	41.64	\$49,902	\$8,748	\$6,900	100.0	190.0
003-220-047-00	8201 FIRMAC DR	10/01/20	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$23,300	29.87	\$53,936	\$30,964	\$6,900	100.0	190.0
003-220-050-00	8231 FIRMAC DR	11/05/20	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$16,500	55.18	\$38,693	\$5,067	\$13,800	200.0	190.0
003-220-058-00	8421 FIRMAC DR	09/01/21	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$46,700	35.65	\$108,788	\$29,112	\$6,900	100.0	190.0
003-280-010-00	4543 E ARNOLD LAKE RD	12/22/21	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$31,250	38.11	\$71,693	\$18,274	\$7,907	60.0	287.0
003-340-013-00	215 RIDGE RD	08/16/21	\$40,500	WD	03-ARM'S LENGTH	\$40,500	\$11,100	27.41	\$25,661	\$18,839	\$4,000	50.0	61.0
003-370-009-00	4811 E FOREST RD	09/30/20	\$118,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$118,500	\$41,950	35.40	\$105,741	\$36,909	\$17,250	250.0	600.0
003-441-004-01	1273 E LAKE AVE	06/18/21	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$39,500	29.26	\$90,185	\$58,615	\$13,800	200.0	240.0
003-460-004-00	3942 OAK GROVE RD	02/14/22	\$75,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$75,000	\$24,300	32.40	\$64,706	\$32,491	\$14,197	177.5	154.0
003-460-013-00	3930 HALF MOON LAKE RD	04/09/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,000	47.14	\$77,036	\$5,461	\$12,497	156.2	230.0
003-480-034-01	3901 OAK GROVE RD	01/15/21	\$77,700	WD	03-ARM'S LENGTH	\$77,700	\$39,250	50.51	\$94,984	\$7,110	\$24,394	304.9	104.0
003-480-038-00	3894 HALF MOON LAKE RD	01/18/22	\$47,500	CD	03-ARM'S LENGTH	\$47,500	\$21,450	45.16	\$47,371	\$8,287	\$8,158	102.0	104.0
003-480-042-00	3848 HALF MOON LAKE RD	06/01/21	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$12,150	46.73	\$28,320	\$13,997	\$16,317	204.0	104.0
003-500-018-00	7645 JACKS RD	12/03/20	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$4,300	71.67	\$10,692	\$3,308	\$8,000	100.0	243.5
Totals:			\$1,507,350			\$1,507,350	\$601,050	39.87	\$1,452,926	\$419,994	\$315,770	3,746.5	\$112 use

2022 was 80

2023 Frost FF small lakes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
003-023-300-35	353 SUNNY RIDGE RD	12/17/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$115,100	48.98	\$300,007	\$73,593	\$138,600	250.0	321.8
003-080-011-00	791 BLUE GILL LAKE DR	11/10/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$37,300	25.72	\$77,272	\$94,503	\$26,775	51.0	137.0
003-260-008-00	291 SUNNY RIDGE RD	10/13/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$57,300	45.84	\$145,415	\$37,860	\$58,275	111.0	189.0
003-340-003-00	161 S BLUE GILL LAKE DR	02/23/21	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$35,700	26.15	\$86,713	\$76,037	\$26,250	50.0	134.0
003-340-006-01	201 S BLUEGILL LAKE DR	06/05/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$52,400	47.64	\$131,266	\$27,034	\$48,300	92.0	97.0
003-340-011-00	241 RIDGE RD	04/09/21	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$38,050	30.93	\$127,072	\$23,438	\$27,510	52.4	160.0
003-620-009-00	7925 N BALL AVE	08/06/20	\$101,500	WD	03-ARM'S LENGTH	\$101,500	\$45,400	44.73	\$101,037	\$21,988	\$21,525	41.0	259.0
003-620-012-00	7917 N BALL AVE	10/12/21	\$186,010	WD	03-ARM'S LENGTH	\$186,010	\$88,600	47.63	\$182,732	\$40,553	\$37,275	71.0	326.0
Totals:			\$1,162,010			\$1,162,010	\$469,850	40.43	\$1,151,514	\$395,006	\$384,510	718.4	
2022 was 525							Sale. Ratio =>	10.22			Average		
							Std. Dev. =>				per FF=>	\$550	use

2023 Frost FF Big Lakes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
003-035-400-31	6489 REDMAN RD	09/19/21	\$235,000	WD	19-MULTI PARCEL ARWIS LENGTH	\$235,000	\$105,600	44.94	\$262,857	\$97,653	\$102,177	92.0	270.0	8.57
003-280-027-01	4750 E ARNOLD LAKE RD	09/18/20	\$210,000	WD	03-ARWIS LENGTH	\$210,000	\$81,200	38.67	\$192,119	\$70,158	\$52,277	61.0	190.0	0.27
003-280-037-00	4514 E ARNOLD LAKE RD	04/30/20	\$387,900	WD	03-ARWIS LENGTH	\$387,900	\$136,400	35.16	\$325,279	\$116,612	\$53,991	63.0	110.0	0.16
003-300-002-00	1151 E LONG LAKE RD	10/28/21	\$128,000	WD	03-ARWIS LENGTH	\$128,000	\$52,650	41.13	\$122,382	\$45,897	\$40,279	47.0	159.0	0.17
003-300-003-00	792 RIDGE RD	08/18/20	\$110,000	WD	03-ARWIS LENGTH	\$110,000	\$52,450	47.68	\$122,877	\$27,402	\$40,279	47.0	158.0	0.17
003-300-009-00	1081 E LONG LAKE DR	07/31/20	\$137,000	WD	03-ARWIS LENGTH	\$137,000	\$46,000	33.58	\$108,571	\$58,424	\$29,995	35.0	176.0	0.14
003-300-010-01	672 RIDGE RD	11/02/20	\$118,000	WD	03-ARWIS LENGTH	\$118,000	\$41,950	35.55	\$98,039	\$58,526	\$38,565	45.0	178.0	0.18
003-361-001-01	1772 E LONG LAKE DR	05/03/21	\$180,000	WD	03-ARWIS LENGTH	\$180,000	\$84,850	47.14	\$195,139	\$83,416	\$98,555	115.0	274.0	0.72
003-401-004-00	991 E LONG LAKE DR	11/10/20	\$143,000	WD	03-ARWIS LENGTH	\$143,000	\$43,450	30.38	\$119,966	\$68,455	\$45,421	53.0	120.0	0.15
003-403-005-00	661 E LONG LAKE DR	09/10/21	\$175,000	WD	03-ARWIS LENGTH	\$175,000	\$61,300	35.03	\$143,988	\$70,434	\$39,422	46.0	109.0	0.12
003-403-007-01	641 E LONG LAKE DR	09/11/20	\$144,000	WD	03-ARWIS LENGTH	\$144,000	\$50,300	34.93	\$117,766	\$64,799	\$38,565	45.0	109.0	0.11
003-403-012-00	591 E LONG LAKE DR	09/09/20	\$279,900	WD	03-ARWIS LENGTH	\$279,900	\$113,000	40.37	\$268,832	\$104,768	\$93,700	200.0	109.0	0.50
003-442-001-01	1351 E LONG LAKE DR	07/17/20	\$160,000	WD	19-MULTI PARCEL ARWIS LENGTH	\$160,000	\$82,950	51.84	\$205,601	\$36,445	\$74,446	78.0	316.0	1.29
003-442-002-00	1341 E LONG LAKE DR	05/18/21	\$110,000	WD	03-ARWIS LENGTH	\$110,000	\$38,050	34.59	\$85,831	\$67,019	\$42,850	50.0	119.0	0.14
003-560-001-00	6479 REDMAN RD	09/18/20	\$205,000	WD	03-ARWIS LENGTH	\$205,000	\$72,350	35.29	\$170,288	\$81,847	\$47,135	55.0	156.0	0.20
Totals:			\$2,722,800			\$2,722,800	\$1,062,500	39.02	\$2,539,535	\$1,051,855	\$837,657	1,032.0	Average per FF=>	Average per Net Acre=>
							Std. Dev =>	6.23						

2022 was 857

2023 Frost ECF Big Lakes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E. C. F.	Floor Area
003-035-400-31	6489 REDMAN RD	09/19/21	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$105,600	44.94	\$239,524	\$102,177	\$132,823	\$128,242	1.036	1,782
003-235-046-00	791 W LONG LAKE DR	06/09/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$77,650	45.15	\$178,246	\$44,064	\$127,936	\$125,287	1.021	1,484
003-280-027-01	4750 E ARNOLD LAKE RD	09/18/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$81,200	38.67	\$202,001	\$65,050	\$144,950	\$127,872	1.134	1,356
003-280-037-00	4514 E ARNOLD LAKE RD	04/30/20	\$387,900	WD	03-ARM'S LENGTH	\$387,900	\$136,400	35.16	\$335,485	\$64,197	\$323,703	\$253,303	1.278	2,863
003-300-002-00	1151 E LONG LAKE RD	10/28/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$52,650	41.13	\$129,996	\$49,086	\$78,914	\$75,546	1.045	728
003-300-009-00	1081 E LONG LAKE DR	08/18/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$52,450	47.68	\$130,491	\$52,651	\$57,349	\$72,680	0.789	798
003-300-003-00	1772 E LONG LAKE DR	07/31/20	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$46,000	33.58	\$114,241	\$35,665	\$101,335	\$73,367	1.381	704
003-361-001-01	672 RIDGE RD	11/02/20	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$41,950	35.55	\$105,329	\$45,855	\$72,145	\$87,531	1.299	665
003-401-004-00	991 E LONG LAKE DR	11/10/20	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$61,300	42.74	\$128,552	\$55,091	\$87,909	\$68,591	1.282	738
003-403-005-00	661 E LONG LAKE DR	09/10/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$43,450	30.38	\$151,440	\$49,464	\$125,536	\$95,216	1.318	1,176
003-403-007-01	641 E LONG LAKE DR	09/11/20	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$50,300	34.93	\$125,056	\$48,759	\$95,241	\$71,239	1.337	756
003-403-012-00	591 E LONG LAKE DR	09/09/20	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$113,000	40.37	\$288,232	\$113,100	\$166,800	\$163,522	1.020	990
003-442-001-01	1351 E LONG LAKE DR	07/17/20	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$82,950	51.84	\$198,001	\$74,446	\$85,554	\$115,364	0.742	1,232
003-442-002-00	1341 E LONG LAKE DR	05/18/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$38,050	34.59	\$93,931	\$50,950	\$59,050	\$40,132	1.471	522
003-560-001-00	6479 REDMAN RD	09/18/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$72,350	35.29	\$179,198	\$57,395	\$147,605	\$113,728	1.298	1,318
003-600-005-00	5990 ACCESS RD	01/10/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$110,550	31.59	\$274,487	\$75,406	\$274,594	\$185,883	1.477	2,165
Totals:			\$3,244,800			\$3,244,800	\$1,250,700	38.54	\$3,087,979		\$2,141,874	\$1,853,458	1.156	use

2022 was 1.071

Sale Ratio =>

Std. Dev. =>

Ave. E.C.F. =>

1.154

2023 Frost ECF Small Lakes

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
003-023-300-35	353 SUNNY RIDGE RD	12/17/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$115,100	48.98	\$306,607	\$145,200	\$89,800	\$143,037	0.628	1,680
003-080-011-00	791 BLUE GILL LAKE DR	11/10/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$37,300	25.72	\$78,547	\$34,262	\$110,738	\$44,732	2.476	1,120
003-260-008-00	291 SUNNY RIDGE RD	10/13/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$57,300	45.84	\$148,190	\$66,639	\$58,361	\$82,375	0.708	784
003-340-003-00	161 S BLUE GILL LAKE DR	02/23/21	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$35,700	26.15	\$87,953	\$27,884	\$108,616	\$60,686	1.790	1,000
003-340-006-01	201 S BLUEGILL LAKE DR	06/05/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$52,400	47.64	\$133,566	\$54,375	\$55,625	\$79,991	0.695	1,097
003-620-009-00	7925 N BALL AVE	08/06/20	\$101,500	WD	03-ARM'S LENGTH	\$101,500	\$45,400	44.73	\$102,062	\$22,550	\$78,950	\$80,315	0.983	1,039
003-620-012-00	7917 N BALL AVE	10/12/21	\$186,010	WD	03-ARM'S LENGTH	\$186,010	\$88,600	47.63	\$184,507	\$50,575	\$135,435	\$135,285	1.001	1,546
Totals:						\$1,039,010	\$431,800	41.56	\$1,041,442		\$637,525	\$626,421	1.018	use
2022 Was. '99							Sale. Ratio =>	10.35				E.C.F. =>	1.183	
							Sld. Dev. =>					Ave. E.C.F. =>		

2023 Frost ECF Res Subs

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
003-040-433-00	300 ROBERT ST	04/05/21	\$25,000	WD	03-ARMS LENGTH	\$25,000	\$13,250	53.00	\$94,341	\$12,768	\$12,232	\$29,880	0.409	540
003-040-434-00	55 IEMMA ST	08/19/20	\$81,000	WD	03-ARMS LENGTH	\$81,000	\$78,150	39.69	\$78,517	\$11,200	\$69,800	\$93,237	0.749	918
003-040-467-00	303 N BEVERLY DR	11/19/21	\$18,000	WD	03-ARMS LENGTH	\$18,000	\$5,100	28.33	\$15,488	\$13,440	\$4,560	\$2,837	1.608	0
003-040-468-00	305 N BEVERLY DR	12/09/20	\$62,000	WD	03-ARMS LENGTH	\$62,000	\$28,000	45.16	\$70,151	\$13,440	\$48,560	\$78,547	0.618	972
003-100-009-00	1200 EAST AVE	08/18/20	\$67,000	M/LC	03-ARMS LENGTH	\$67,000	\$38,150	56.94	\$89,478	\$13,776	\$53,224	\$104,850	0.508	1,456
003-100-012-00	551 RIDGE RD	07/24/20	\$90,000	WD	19-MULTI PARCEL ARMS LENGTH	\$90,000	\$38,400	42.67	\$91,608	\$19,263	\$70,737	\$100,201	0.706	884
003-100-028-00	1243 SUNRISE LANE	07/24/20	\$60,000	WD	03-ARMS LENGTH	\$60,000	\$20,800	34.67	\$51,289	\$13,440	\$46,560	\$52,422	0.888	1,080
003-100-079-00	1201 EAST AVE	01/06/21	\$55,000	WD	19-MULTI PARCEL ARMS LENGTH	\$55,000	\$26,800	48.73	\$66,720	\$46,611	\$8,389	\$27,852	0.301	924
003-160-008-00	5423 E WILSON RD	09/09/20	\$68,000	WD	19-MULTI PARCEL ARMS LENGTH	\$68,000	\$23,500	34.56	\$74,881	\$18,624	\$49,376	\$77,918	0.634	1,034
003-180-007-00	2788 DELL RD	08/09/21	\$30,000	WD	03-ARMS LENGTH	\$30,000	\$18,800	62.67	\$46,531	\$8,960	\$12,040	\$52,037	0.404	420
003-180-012-00	2723 DELL RD	08/09/21	\$22,000	LC	03-ARMS LENGTH	\$22,000	\$15,200	69.09	\$38,824	\$10,655	\$11,345	\$39,015	0.291	1,342
003-185-024-00	7390 ROSE LANE	07/09/21	\$40,000	WD	03-ARMS LENGTH	\$40,000	\$23,000	57.50	\$57,513	\$9,620	\$30,380	\$66,334	0.458	1,248
003-185-025-10	7415 ROSE LANE	08/26/20	\$85,000	WD	03-ARMS LENGTH	\$85,000	\$42,550	50.06	\$103,526	\$12,527	\$72,473	\$126,037	0.575	1,248
003-220-001-00	1510 BIRCH RD	08/03/21	\$90,000	WD	19-MULTI PARCEL ARMS LENGTH	\$90,000	\$27,550	30.61	\$67,032	\$24,921	\$65,079	\$58,325	1.116	528
003-220-034-00	8050 HR MAC DR	10/22/21	\$40,000	WD	03-ARMS LENGTH	\$40,000	\$13,350	33.38	\$30,018	\$7,044	\$32,956	\$31,820	1.036	432
003-220-042-00	8101 HRMAC DR	08/18/20	\$51,750	WD	03-ARMS LENGTH	\$51,750	\$21,550	41.64	\$49,902	\$8,307	\$43,443	\$57,611	0.754	624
003-220-047-00	8201 HR MAC DR	10/01/20	\$78,000	WD	03-ARMS LENGTH	\$78,000	\$23,300	29.87	\$53,936	\$8,815	\$69,185	\$62,494	1.107	936
003-220-050-00	8231 HRMAC DR	11/05/20	\$29,900	WD	03-ARMS LENGTH	\$29,900	\$16,500	55.18	\$38,633	\$13,800	\$16,100	\$34,995	0.468	480
003-220-058-00	8424 HRMAC DR	09/01/21	\$131,000	WD	03-ARMS LENGTH	\$131,000	\$46,700	35.65	\$108,788	\$9,111	\$121,889	\$138,057	0.883	1,248
003-240-003-01	5844 E HASKELL LAKE RD	03/24/22	\$25,000	LC	03-ARMS LENGTH	\$25,000	\$14,700	58.80	\$38,269	\$11,200	\$13,800	\$37,492	0.368	924
003-280-012-00	4543 E ARNOLD LAKE RD	12/22/21	\$82,000	WD	03-ARMS LENGTH	\$82,000	\$31,250	38.11	\$71,633	\$11,200	\$70,800	\$83,792	0.846	1,104
003-280-012-00	4655 E ARNOLD LAKE RD	08/04/20	\$65,000	WD	03-ARMS LENGTH	\$65,000	\$30,200	46.46	\$69,712	\$12,287	\$52,713	\$79,536	0.663	960
003-340-011-00	241 RIDGE RD	04/09/21	\$123,000	WD	03-ARMS LENGTH	\$123,000	\$38,050	30.93	\$128,382	\$31,209	\$91,791	\$134,589	0.682	924
003-340-013-00	215 RIDGE RD	08/16/21	\$40,500	WD	03-ARMS LENGTH	\$40,500	\$11,100	27.41	\$27,261	\$5,600	\$34,900	\$30,001	1.163	480
003-370-009-00	4841 FOREST RD	09/14/21	\$79,000	WD	03-ARMS LENGTH	\$79,000	\$41,950	24.56	\$47,259	\$6,900	\$72,100	\$55,899	1.290	924
003-370-009-00	4811 FOREST RD	09/30/20	\$118,500	WD	19-MULTI PARCEL ARMS LENGTH	\$118,500	\$41,950	35.40	\$98,841	\$22,262	\$96,238	\$106,065	0.907	924
003-441-004-01	1273 E LAKE AVE	06/18/21	\$135,000	PTA	03-ARMS LENGTH	\$135,000	\$39,500	29.26	\$90,185	\$13,800	\$121,200	\$105,796	1.146	1,176
003-441-006-00	1261 E LAKE AVE	07/30/20	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$49,800	47.43	\$116,125	\$12,310	\$92,690	\$143,788	0.645	1,152
003-460-004-00	3843 OAK GROVE RD	02/14/22	\$75,000	WD	19-MULTI PARCEL ARMS LENGTH	\$75,000	\$24,300	32.40	\$56,706	\$14,197	\$60,803	\$58,877	1.033	816
003-460-013-00	3930 HALF MOON LAKE RD	04/09/21	\$70,000	WD	03-ARMS LENGTH	\$70,000	\$33,000	47.14	\$82,034	\$18,654	\$51,346	\$87,784	0.585	864
003-480-034-01	3901 OAK GROVE RD	01/15/21	\$77,700	WD	03-ARMS LENGTH	\$77,700	\$39,250	50.51	\$104,741	\$34,151	\$43,549	\$97,770	0.445	1,152
003-480-038-00	3894 HALF MOON LAKE RD	01/18/22	\$47,500	CD	03-ARMS LENGTH	\$47,500	\$21,450	45.16	\$50,635	\$12,886	\$34,614	\$52,284	0.662	1,188
003-480-050-00	3839 HALF MOON LAKE RD	05/23/21	\$26,000	WD	03-ARMS LENGTH	\$26,000	\$15,400	59.23	\$39,139	\$11,200	\$14,800	\$38,697	0.382	480
003-520-042-10	102 JOHNS DR	12/10/21	\$577,500	WD	19-MULTI PARCEL ARMS LENGTH	\$577,500	\$148,150	25.65	\$344,215	\$194,679	\$382,821	\$207,114	1.848	2,713
003-540-021-00	6441 BIRCH DR	11/23/21	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$18,250	17.38	\$58,912	\$16,262	\$88,738	\$59,072	1.502	720
003-540-023-00	6481 BIRCH DR	11/12/21	\$170,000	WD	19-MULTI PARCEL ARMS LENGTH	\$170,000	\$64,200	37.76	\$137,952	\$88,280	\$81,720	\$68,798	1.188	912
003-600-021-00	4350 E ARNOLD LAKE RD	08/14/20	\$88,000	WD	03-ARMS LENGTH	\$88,000	\$43,500	49.43	\$115,847	\$22,288	\$65,712	\$129,583	0.507	1,748
003-625-001-10	8158 N CLARE AVE	03/25/22	\$117,389	WD	03-ARMS LENGTH	\$117,389	\$41,000	34.93	\$95,995	\$4,000	\$113,389	\$127,417	0.890	1,042
Totals:						\$3,250,739	\$1,199,100	36.89	\$2,941,019	\$2,431,052	\$2,938,133	\$2,938,133	0.827 use	
2022 was JZZ							Sale Ratio =>	12.10						
							Std. Dev. =>							
							Ave. E.C.F. =>	0.796						

2023 Frost ECF Res Sections

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Ad. when Sold	Acq/Adj. Sale	Cur. Appraisal	Land + Yard	Blde. Residual	Cost Man. \$	E.C.F.	Floor Area
003-001-400-12	5627 E PIERCE RD	07/16/21	\$64,500	WD	03-ARMY'S LENGTH	\$64,500	\$24,450	37.91	\$52,786	\$29,398	\$35,102	\$28,144	1.247	854
003-002-300-03	NO ADDRESS	04/09/21	\$35,000	WD	03-ARMY'S LENGTH	\$35,000	\$19,350	55.29	\$40,921	\$34,400	\$60	\$7,847	0.076	266
003-009-400-06	10175 BAILEY DR	12/17/21	\$295,000	WD	03-ARMY'S LENGTH	\$295,000	\$71,900	24.37	\$13,586	\$20,950	\$274,050	\$171,644	1.597	1,256
003-009-400-08	2810 BAILEY DR	10/21/20	\$75,000	WD	19-MULTI PARCEL ARMY'S LENGTH	\$75,000	\$37,500	50.00	\$83,059	\$43,120	\$31,880	\$48,061	0.663	924
003-010-400-04	3525 E WILSON RD	07/10/20	\$245,000	WD	19-MULTI PARCEL ARMY'S LENGTH	\$245,000	\$114,150	46.59	\$242,349	\$98,250	\$146,750	\$173,404	0.846	2,048
003-011-400-09	10221 N POLK AVE	06/12/20	\$63,500	WD	03-ARMY'S LENGTH	\$63,500	\$33,800	53.23	\$73,981	\$28,016	\$35,484	\$55,313	0.642	1,352
003-011-400-11	10335 N POLK AVE	02/01/21	\$91,900	WD	03-ARMY'S LENGTH	\$91,900	\$34,200	37.21	\$69,720	\$26,250	\$65,650	\$52,310	1.255	1,092
003-011-400-13	10515 N POLK AVE	10/13/20	\$52,000	WD	03-ARMY'S LENGTH	\$52,000	\$31,100	59.81	\$66,812	\$28,016	\$23,984	\$46,686	0.514	480
003-011-400-13	10515 N POLK AVE	09/15/21	\$80,000	WD	03-ARMY'S LENGTH	\$80,000	\$30,800	38.50	\$66,812	\$28,016	\$51,984	\$46,686	1.113	480
003-012-300-02	10520 POLK AVE	01/04/21	\$149,000	WD	19-MULTI PARCEL ARMY'S LENGTH	\$149,000	\$66,300	44.50	\$142,761	\$56,000	\$93,000	\$104,406	0.891	900
003-013-300-03	9080 POLK AVE	12/10/21	\$130,000	WD	03-ARMY'S LENGTH	\$130,000	\$47,950	36.88	\$106,586	\$28,000	\$102,000	\$94,568	1.079	864
003-013-400-33	5951 E HASKELL LK RD	12/03/20	\$57,000	WD	03-ARMY'S LENGTH	\$57,000	\$22,850	40.09	\$50,165	\$6,300	\$50,700	\$52,786	0.960	756
003-014-200-22	9433 N POLK AVE	04/01/21	\$160,000	WD	03-ARMY'S LENGTH	\$160,000	\$86,250	53.91	\$203,198	\$66,000	\$94,000	\$165,100	0.569	2,252
003-016-300-14	2365 E HASKELL LAKE RD	05/04/20	\$110,000	M/C	03-ARMY'S LENGTH	\$110,000	\$52,300	47.55	\$107,953	\$41,090	\$68,910	\$80,461	0.856	1,344
003-021-200-11	8545 N CLARE	06/25/21	\$25,000	WD	19-MULTI PARCEL ARMY'S LENGTH	\$25,000	\$8,400	33.60	\$45,435	\$16,720	\$8,280	\$34,555	0.240	0
003-022-300-18	3011 E LONG LAKE RD	03/05/21	\$38,000	WD	03-ARMY'S LENGTH	\$38,000	\$19,800	52.11	\$48,347	\$15,680	\$22,320	\$39,310	0.568	0
003-023-300-25	8168 N BALL ave	09/25/20	\$99,000	WD	03-ARMY'S LENGTH	\$99,000	\$29,050	29.34	\$64,010	\$16,000	\$83,000	\$57,774	1.437	625
003-025-200-05	5800 E LONG LAKE RD	05/13/21	\$147,500	WD	03-ARMY'S LENGTH	\$147,500	\$50,550	34.27	\$113,445	\$23,565	\$123,935	\$108,159	1.146	1,959
003-026-300-15	7200 SHERWOOD TRAIL	09/18/20	\$45,000	WD	03-ARMY'S LENGTH	\$45,000	\$24,500	54.44	\$54,315	\$27,715	\$17,285	\$32,010	0.540	980
003-026-300-36	1361 E LONG LAKE DR	07/09/20	\$206,000	WD	19-MULTI PARCEL ARMY'S LENGTH	\$206,000	\$104,500	50.73	\$229,213	\$65,548	\$140,452	\$196,949	0.713	1,762
003-026-305-33	1313 EAST AVE	10/29/20	\$115,000	WD	19-MULTI PARCEL ARMY'S LENGTH	\$115,000	\$35,200	30.61	\$81,539	\$30,260	\$84,740	\$61,708	1.373	826
003-028-200-08	7567 N CLARE AVE	09/10/21	\$40,000	WD	03-ARMY'S LENGTH	\$40,000	\$22,000	55.00	\$49,148	\$9,995	\$30,005	\$47,116	0.637	812
003-028-200-21	2961 DELL RD	08/17/20	\$100,000	WD	03-ARMY'S LENGTH	\$100,000	\$60,150	60.15	\$128,050	\$5,015	\$94,985	\$148,057	0.642	1,680
003-028-400-09	7147 N CLARE AVE	03/18/22	\$45,000	LC	03-ARMY'S LENGTH	\$45,000	\$22,550	50.11	\$50,705	\$6,880	\$36,120	\$52,738	0.723	864
003-029-300-21	7114 N HARRISON AVE	07/24/20	\$53,000	WD	03-ARMY'S LENGTH	\$53,000	\$33,400	63.02	\$70,439	\$28,891	\$24,109	\$49,998	0.482	952
003-030-400-05	7515 N HARRISON AVE	10/05/20	\$45,000	WD	03-ARMY'S LENGTH	\$45,000	\$17,600	39.11	\$38,619	\$28,000	\$17,000	\$12,779	1.330	0
003-036-100-06	6670 N EBERHART AVE	05/07/21	\$349,900	WD	03-ARMY'S LENGTH	\$349,900	\$88,300	25.24	\$199,429	\$33,851	\$316,049	\$199,252	1.586	2,050
Totals:						\$2,916,300	\$1,188,900	40.77	\$2,643,383	\$2,074,374	\$2,167,818	\$2,167,818	0.957	use

2022 was 831

Sale Ratio =>
Std. Dev. =>

E.C.F. =>
Ave. E.C.F. =>

2023 Frost ECF Ind

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
003-036-300-03		01/01/22	\$77,931	WD	03-ARMY'S LENGTH	\$77,931	\$30,100	38.62	\$66,253	\$16,054	\$61,877	\$61,974	0.998	1,600
Totals:			\$77,931			\$77,931	\$30,100	38.62	\$66,253		\$61,877	\$61,974	0.998	use
2022 was .81								#DIV/0!					Ave. E.C.F. => 0.998	

2023 Frost ECF Com

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
003-022-300-05	8036 N CLARE AVE	11/15/21	\$110,000	LC	03-ARM'S LENGTH	\$110,000	\$80,600	73.27	\$186,419	\$16,363	\$93,637	\$187,700	0.499	3,440
003-028-200-19	7715 N CLARE AVE	01/01/22	\$71,580	WD	03-ARM'S LENGTH	\$71,580	\$29,850	41.70	\$66,103	\$21,939	\$49,641	\$48,745	1.018	1,600
003-028-400-16	7415 N CLARE AVE	01/01/22	\$207,609	WD	03-ARM'S LENGTH	\$207,609	\$93,300	44.94	\$222,615	\$20,270	\$187,339	\$165,458	1.132	8,495
003-028-400-17	7385 N CLARE AVE	05/18/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$24,050	48.10	\$56,135	\$19,146	\$30,854	\$40,827	0.756	2,167
003-036-300-06	5019 E ARNOLD LAKE RD	01/01/22	\$202,273	WD	03-ARM'S LENGTH	\$202,273	\$120,200	59.42	\$273,644	\$27,727	\$174,546	\$271,432	0.643	3,588
Totals:						\$641,462	\$348,000	54.25	\$804,916		\$536,017	\$714,161	0.751	use
						Sale, Ratio =>	54.25							
						Std. Dev. =>	12.92							
2022 wa .906														
						E.C.F. =>	0.751							
						Ave. E.C.F. =>	0.810							

2023 Frost ECF Ag

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
003-009-100-05	10950 BAILEY DR	01/01/22	\$619,576	WD	03-ARMY'S LENGTH	\$619,576	\$255,350	41.21	\$688,070	\$373,184	\$341,000	\$324,625	1.050	0
		Totals:	\$619,576			\$619,576	\$255,350	41.21	\$688,070		\$341,000	\$324,625	1.050	use
							Sale. Ratio =>	#DIV/0!				E.C.F. =>	1.050	
							Std. Dev. =>					Ave. E.C.F. =>	1.050	

2022 was .97