

COVERT

2023

ECF - BEECHWOOD, PALMADISE PARK, LINDEN HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Inst
80-07-189-001-00	29853 LAKE BLUFF DR	05/21/21	\$484,500	WD
80-07-403-004-00	28945 BALLOU WALK	07/22/20	\$230,000	WD
80-07-403-011-00	79848 FERNWOOD CRESCENT	09/13/21	\$325,000	WD
80-07-405-004-00	79835 FERNWOOD WALK	07/07/20	\$282,000	PTA
80-07-405-013-00	79856 FERNWOOD DR	09/30/20	\$249,000	WD
80-07-407-019-00	79859 FERNWOOD DR	09/09/20	\$475,000	WD
80-07-411-001-00	29043 FERNWOOD RD	06/02/21	\$375,000	WD
80-07-416-001-00	79882 FERNWOOD DR	08/19/21	\$665,000	CD
80-07-437-008-00	79905 RAMBLEWOOD HILL	09/04/20	\$229,000	WD
80-07-438-012-00	29821 LAKE BLUFF DR	08/25/20	\$291,500	WD
80-07-480-006-00	79538 SHOREWOOD CT	08/28/20	\$410,000	PTA
80-07-480-001-10	28880 RAYLINE LN	07/30/20	\$115,000	PTA
80-07-980-001-06	80106 LINDEN HILLS	04/29/21	\$670,000	ATF
Totals:			\$4,801,003	

USE 1.477 LAB

Cost Man. S	E.C.F.	Year Area	Stdev	E.C. Area	Dev by Area (%)	Building Info	Year Code	Area by E.C.
\$167,793	1.715	2708	\$190.33	P	20.085	1 STORY	523005	523005
\$105,795	0.938	1806	\$18.75	P	\$2,409	1 STORY	523005	523005
\$23,042	1.135	2054	\$27.64	P	18.600	1 STORY	523005	523005
\$18,155	1.140	2125	\$12.28	P	23.509	1 STORY	523005	523005
\$208,997	0.945	12839	\$107.42	P	\$18,184	2 STORY	523005	523005
\$423,503	0.322	18640	\$198.33	P	\$4,7137	2 STORY	523005	523005
\$11,000	2.013	2580	\$56.40	P	22.867	1 STORY	523005	523005
\$27,071	2.071	2718	\$15.36	P	\$22,9579	1 STORY	523005	523005
\$109,120	1.562	12419	\$136.61	P	\$9,8072	2 STORY	523005	523005
\$77,800	0.462	1273	\$75.59	P	106,2099	1 STORY	523005	523005
\$25,000	1.709	12500	\$25.59	P	18.515	1 STORY	523005	523005
\$1,000	1.018	1557	\$30.61	P	24.8531	1 STORY	523005	523005
\$783,604	1.998	2760	\$190.69	UNDE	\$18,683	1 STORY	523005	523005
\$271,1340			\$143.79		1.2522			
E.C.F. =	1.477		Std. Deviation =	0.64928454				
Ave. E.C.F. =	1.464		Ave. Variance =	49.3870	Coefficient of Var =	14.05357109		

Terms of Sale	Int. Adj. Sale \$	Prin. Assmt.	Rat./Adj. Sale	Car. Assmt.	Land + Misc.	Est. Residual
03-ARM'S LENGTH	\$181,500	\$181,500	41.07	\$198,089	\$198,787	\$197,763
03-ARM'S LENGTH	\$230,000	\$116,600	50.76	\$233,294	\$130,853	\$19,187
03-ARM'S LENGTH	\$235,000	\$113,000	47.66	\$271,200	\$117,113	\$10,110
03-ARM'S LENGTH	\$222,000	\$98,800	44.49	\$214,979	\$118,549	\$16,814
03-ARM'S LENGTH	\$249,000	\$127,100	51.04	\$254,188	\$51,452	\$197,538
03-ARM'S LENGTH	\$425,000	\$250,600	59.26	\$485,434	\$86,275	\$388,724
03-ARM'S LENGTH	\$275,000	\$103,700	37.72	\$279,704	\$103,000	\$18,484
03-ARM'S LENGTH	\$455,000	\$169,400	37.00	\$524,500	\$103,000	\$422,500
03-ARM'S LENGTH	\$229,000	\$92,200	35.90	\$164,353	\$58,397	\$170,493
03-ARM'S LENGTH	\$291,500	\$157,800	54.16	\$335,574	\$260,200	\$11,300
03-ARM'S LENGTH	\$180,000	\$157,800	87.67	\$218,218	\$8,000	\$170,218
03-ARM'S LENGTH	\$715,000	\$562,000	78.74	\$127,200	\$12,000	\$115,200
03-ARM'S LENGTH	\$570,000	\$199,800	35.03	\$769,109	\$148,889	\$620,220
03-ARM'S LENGTH	\$4,201,003	\$1,919,600	45.69	\$3,331,488		\$821,515
		Sale Ratio =>	39.98			
		Std. Dev. =>	9.43			

Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1/1		PALISADES PARK	401	70
1/1		PALISADES PARK	401	67
1/1		PALISADES PARK	401	64
1/1		PALISADES PARK	401	63
1/1		PALISADES PARK	401	84
1/1		PALISADES PARK	401	93
1/1		PALISADES PARK	401	77
1/1		PALISADES PARK	401	63
1/1		PALISADES PARK	401	58
1/1		PALISADES PARK	401	54
1/1		PALISADES PARK	401	53
1/1		PALISADES PARK	401	48
1/1		UNDEN HILLS	401	72