

Land Analysis

Reesidential FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF
03-06-07-276-001	10721 SUNSET DR	04/11/22	\$2,880	WD	\$2,880	\$1,400	48.61	\$5,880	\$2,880	\$5,880	120.0	125.0	0.34	\$24
03-06-07-276-001	10721 SUNSET DR	06/24/22	\$9,860	WD	\$9,860	\$1,400	14.20	\$5,880	\$9,860	\$5,880	120.0	125.0	0.34	\$82
03-06-07-277-013	10702 SUNSET DR	01/20/23	\$5,000	WD	\$5,000	\$1,400	28.00	\$5,880	\$5,000	\$5,880	120.0	125.0	0.34	\$42
03-06-07-277-026	10647 JONES BLVD	02/09/24	\$4,000	WD	\$4,000	\$1,800	45.00	\$2,940	\$4,000	\$2,940	60.0	125.0	0.17	\$67
Totals:			\$21,740		\$21,740	\$6,000		\$20,580	\$21,740	\$20,580	420.0		1.20	
											Average per FF=>		\$52	

Paradise lake FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
03-06-10-427-013	6700 PARADISE TR	06/06/23	\$325,000	WD	\$325,000	\$84,100	25.88	\$174,223	\$206,598	\$55,821	69.0	0.0	\$2,994
03-06-11-300-033	7385 CARLTON COVE RD	11/07/22	\$250,000	WD	\$250,000	\$99,900	39.96	\$248,748	\$61,927	\$60,675	75.0	0.0	\$826
03-06-11-351-013	7392 CARLTON COVE	09/15/22	\$36,000	WD	\$36,000	\$38,500	106.94	\$51,021	\$36,000	\$50,450	100.0	37.0	\$360
03-06-11-351-016	7308 CARLTON COVE RD	02/10/23	\$66,000	WD	\$132,000	\$61,400	46.52	\$151,976	\$22,901	\$42,877	53.0	153.0	\$432
03-06-12-351-012	8598 PARADISE TR	05/27/22	\$235,000	LC	\$235,000	\$114,500	48.72	\$319,342	\$77,458	\$161,800	200.0	0.0	\$387
03-06-12-351-077	10141 LINDEN ST	07/31/23	\$321,000	WD	\$321,000	\$120,300	37.48	\$251,421	\$134,299	\$64,720	80.0	160.0	\$1,679
03-06-13-376-015	9102 LAKE SHORE DR	07/21/23	\$329,000	WD	\$329,000	\$125,200	38.05	\$262,776	\$126,899	\$60,675	75.0	266.0	\$1,692
03-06-14-451-009	9210 PACHY RD	09/07/22	\$65,000	WD	\$65,000	\$40,700	62.62	\$80,900	\$65,000	\$80,900	100.0	200.0	\$650
03-06-24-151-030	8085 HIGHLAND ST	08/25/23	\$332,000	WD	\$332,000	\$107,800	32.47	\$221,239	\$221,760	\$110,999	271.5	500.0	\$817
Totals:			\$1,959,000		\$2,025,000	\$792,400		\$1,761,646	\$952,842	\$688,917	1,023.5		
Average per FF=>											\$931		

Near Paradise lake FF

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
03-06-10-400-031	11/17/22	\$35,000	WD	\$35,000	\$10,700	30.57	\$36,188	\$35,000	\$36,188	218.0	223.0	1.12	1.12	\$161
03-06-10-426-012	06/30/22	\$9,500	WD	\$9,500	\$2,500	26.32	\$8,300	\$9,500	\$8,300	50.0	120.0	0.14	0.14	\$190
Totals:				\$44,500	\$44,500	\$13,200	\$44,488	\$44,500	\$44,488	268.0		1.25	1.25	
										Average per FF=>		\$166		

Residential / Ag / Comm Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
03-06-01-200-002	11991 MACKINAW HWY	10/23/23	\$80,000	WD	\$80,000	\$26,800	33.50	\$79,190	\$28,510	\$27,700	1.00	1.00	\$28,510
02-05-35-300-005	1383 E LEVERING RD	09/26/22	\$125,000	WD	\$125,000	\$66,800	53.44	\$134,866	\$6,634	\$16,500	1.00	1.00	\$6,634
03-06-11-300-053	7323 CARLTON COVE RD	09/09/22	\$130,000	WD	\$130,000	\$36,200	27.85	\$107,480	\$50,473	\$27,953	1.22	1.22	\$41,371
Totals:			\$335,000		\$335,000	\$129,800		\$321,536	\$85,617	\$72,153	3.22	3.22	
Average													
per Net Acre=>												26,589.13	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	
02-05-27-300-010	7022 CANBY RD	04/18/22	\$125,000	WD	\$125,000	\$29,900	23.92	\$66,083	\$76,117	\$17,200	1.82	1.82	\$41,823	
03-06-27-200-007		05/10/23	\$4,500	WD	\$4,500	\$1,000	22.22	\$6,997	\$4,500	\$6,997	1.89	1.89	\$2,381	
03-06-11-300-042	7242 PARADISE TR	05/24/22	\$135,000	WD	\$135,000	\$30,200	22.37	\$154,686	\$9,062	\$28,748	1.93	1.93	\$4,695	
02-05-13-200-005	2547 MUNGER RD	09/02/22	\$145,000	WD	\$145,000	\$47,400	32.69	\$111,011	\$51,409	\$17,420	2.19	2.19	\$23,474	
Totals:			\$409,500		\$409,500	\$108,500		\$338,777	\$141,088	\$70,365	7.83	7.83		
Average												per Net Acre=>		18,018.90

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	
02-05-14-200-010	9455 N PLEASANTVIEW RD	04/26/22	\$235,000	WD	\$235,000	\$98,900	42.09	\$241,595	\$11,820	\$18,415	2.58	2.58	\$4,576	
02-05-35-400-004	6351 N PLEASANTVIEW RD	01/05/24	\$222,000	WD	\$222,000	\$87,100	39.23	\$174,703	\$65,997	\$18,700	2.64	2.64	\$24,999	
03-06-27-400-011	6990 N US 31 HWY	10/19/23	\$349,900	WD	\$349,900	\$123,400	35.27	\$259,517	\$107,177	\$16,794	2.73	0.39	\$39,202	
02-05-12-200-011	10857 PHILLIPS RD	01/27/23	\$30,000	WD	\$30,000	\$17,400	58.00	\$41,765	\$8,385	\$20,150	2.93	2.93	\$2,862	
02-05-12-300-003	ELDER RD	09/21/22	\$15,000	WD	\$15,000	\$14,200	94.67	\$33,660	\$1,840	\$20,500	3.00	4.00	\$613	
Totals:			\$851,900		\$851,900	\$341,000		\$751,240	\$195,219	\$94,559	13.89	12.54		
Average												per Net Acre=>		14,057.68

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	
02-05-33-200-019	6767 CANBY RD	04/15/22	\$44,900	WD	\$44,900	\$16,400	36.53	\$35,489	\$33,325	\$23,914	4.15	4.15	\$8,030	
03-06-15-300-005	6147 MUNGER RD	05/04/23	\$80,000	WD	\$80,000	\$19,800	24.75	\$52,500	\$59,150	\$31,650	4.50	4.50	\$13,144	
02-05-11-300-003	1445 E GILL RD	08/30/22	\$79,000	WD	\$79,000	\$37,000	46.84	\$87,187	\$20,157	\$28,344	4.62	5.12	\$4,363	
03-06-27-400-014	7299 N US 31 HWY	05/31/23	\$32,000	WD	\$32,000	\$11,000	34.38	\$31,961	\$32,000	\$31,961	4.77	4.77	\$6,709	
03-06-10-400-026		08/21/23	\$10,000	WD	\$10,000	\$11,400	114.00	\$32,674	\$10,000	\$32,674	5.39	5.39	\$1,855	
03-06-10-400-047	10334 LAKEVIEW RD	12/30/22	\$202,500	WD	\$202,500	\$54,900	27.11	\$122,489	\$125,145	\$45,134	5.66	4.37	\$22,110	
03-06-06-400-010	3697 ELDER RD	03/19/24	\$100,000	WD	\$100,000	\$48,600	48.60	\$114,792	\$18,549	\$33,341	5.97	5.97	\$3,107	
		Totals:	\$548,400		\$548,400	\$199,100		\$477,092	\$298,326	\$227,018	35.06	34.27		
Average												per Net Acre=>		8,509.01

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03-06-15-100-032		07/28/23	\$25,000	WD	\$25,000	\$12,500	50.00	\$38,000	\$25,000	\$38,000	10.00	10.00	\$2,500
02-05-26-100-003	7600 VALLEY RD	08/01/23	\$277,000	WD	\$277,000	\$115,200	41.59	\$236,728	\$89,337	\$49,065	10.00	10.00	\$8,934
02-05-26-400-007	1888 CASSIDY RD	12/18/23	\$75,000	WD	\$75,000	\$25,800	34.40	\$70,508	\$54,811	\$50,319	10.00	10.00	\$5,481
02-05-16-300-008	860 W STURGEON BAY TRAIL	07/22/22	\$75,000	WD	\$75,000	\$9,400	12.53	\$49,583	\$75,000	\$49,583	10.01	10.01	\$7,493
03-06-12-300-006	8113 PARADISE TR	04/01/22	\$166,911	WD	\$166,911	\$67,800	40.62	\$170,883	\$34,434	\$38,406	10.14	10.14	\$3,396
03-06-15-300-010	9362 REED RD	12/19/23	\$60,000	LC	\$60,000	\$24,100	40.17	\$67,768	\$36,612	\$44,380	12.20	12.20	\$3,001
03-06-31-100-004	6840 KEISER RD	05/12/23	\$330,000	WD	\$330,000	\$115,000	34.85	\$269,664	\$105,586	\$45,250	12.50	12.50	\$8,447
02-05-20-100-008	W STURGEON BAY TRAIL	02/06/24	\$53,000	WD	\$53,000	\$20,100	37.92	\$55,500	\$53,000	\$55,500	13.12	13.12	\$4,040

Totals:	\$1,061,911	\$1,061,911	\$389,900	\$958,634	\$473,780	\$370,503	87.97	87.97
							Average per Net Acre=>	5,385.70

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03-06-27-100-010		10/31/22	\$55,000	WD	\$55,000	\$17,600	32.00	\$35,190	\$55,000	\$35,190	15.45	1.50	\$3,560
02-05-01-400-006	ELDER RD	04/11/22	\$25,500	WD	\$25,500	\$17,100	67.06	\$61,155	\$25,500	\$61,155	17.21	17.21	\$1,482
03-06-31-200-003	3812 LUESING	11/29/22	\$48,000	WD	\$48,000	\$21,500	44.79	\$60,000	\$48,000	\$60,000	20.00	20.00	\$2,400
02-05-27-100-007	CANBY RD	12/29/23	\$55,000	WD	\$55,000	\$26,400	48.00	\$63,870	\$55,000	\$63,870	20.00	20.00	\$2,750
02-05-35-200-003	CASSIDY RD	08/16/22	\$105,000	WD	\$105,000	\$14,200	13.52	\$28,276	\$105,000	\$28,276	20.00	10.00	\$5,250
02-05-03-300-002	11331 ELLIS RD	12/05/22	\$122,500	WD	\$122,500	\$31,600	25.80	\$63,279	\$102,613	\$43,392	20.96	20.00	\$4,896
Totals:			\$411,000		\$411,000	\$128,400		\$311,770	\$391,113	\$291,883	113.62	88.71	
											Average per Net Acre=>	3,442.29	

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02-05-13-200-010	2633 MUNGER RD	09/08/23	\$68,000	WD	\$68,000	\$31,000	45.59	\$86,690	\$65,580	\$84,270	32.31	32.31	\$2,030
03-06-34-300-009	6250 COPE LN	03/29/24	\$249,900	WD	\$249,900	\$121,800	48.74	\$279,320	\$51,580	\$81,000	35.00	35.00	\$1,474
03-06-27-100-017	7702 REED RD	02/08/24	\$115,000	WD	\$115,000	\$0	0.00	\$88,000	\$115,000	\$88,000	40.00	40.00	\$2,875
02-05-15-200-003	LAKEVIEW RD	04/28/23	\$131,250	WD	\$131,250	\$30,000	22.86	\$94,500	\$131,250	\$94,500	40.00	40.00	\$3,281
03-06-08-400-008	4533 E GILL RD	03/03/23	\$89,900	WD	\$89,900	\$32,300	35.93	\$89,152	\$89,900	\$89,152	40.47	40.47	\$2,221
Totals:			\$654,050		\$654,050	\$215,100		\$637,662	\$453,310	\$436,922	187.78	187.78	
											Average per Net Acre=>	2,414.05	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
03-06-24-300-022	8327 DEKRUIF RD	04/22/22	\$325,000	WD	\$325,000	\$98,800	30.40	\$303,633	\$135,017	\$113,650	51.00	51.00	\$2,647
03-06-28-200-002		09/09/22	\$176,500	WD	\$176,500	\$40,800	23.12	\$123,425	\$176,500	\$123,425	55.50	59.50	\$3,180
02-05-33-400-006	W LEVERING RD	08/04/22	\$73,000	WD	\$73,000	\$46,200	63.29	\$117,780	\$73,000	\$117,780	60.00	60.00	\$1,217
03-06-25-100-001	8266 DEKRUIF RD	12/13/22	\$150,000	WD	\$150,000	\$75,700	50.47	\$217,831	\$73,419	\$141,250	75.00	75.00	\$979
03-06-25-100-001	8266 DEKRUIF RD	03/27/23	\$169,900	WD	\$169,900	\$75,700	44.56	\$217,831	\$93,319	\$141,250	75.00	75.00	\$1,244
02-05-16-200-004	CANBY RD	08/07/23	\$271,000	WD	\$271,000	\$59,300	21.88	\$141,960	\$271,000	\$141,960	81.00	81.00	\$3,346
03-06-30-200-003	7607 HIAR RD	06/28/22	\$550,000	LC	\$550,000	\$130,300	23.69	\$259,032	\$448,418	\$157,450	117.00	38.50	\$3,833
Totals:			\$1,715,400		\$1,715,400	\$526,800		\$1,381,492	\$1,270,673	\$936,765	514.50	440.00	
											Average per Net Acre=>	2,469.72	

Acres	Values	Acreage Rate
1.00	\$ 26,600.00	\$ 26,600.00
1.50	\$ 30,000.00	\$ 20,000.00
2.00	\$ 36,000.00	\$ 18,000.00
2.50	\$ 38,500.00	\$ 15,400.00
3.00	\$ 40,000.00	\$ 13,333.33
4.00	\$ 41,000.00	\$ 10,250.00
5.00	\$ 42,500.00	\$ 8,500.00
7.00	\$ 48,000.00	\$ 6,857.14
10.00	\$ 53,000.00	\$ 5,300.00

15.00	\$ 55,500.00	\$ 3,700.00
20.00	\$ 60,000.00	\$ 3,000.00
25.00	\$ 67,000.00	\$ 2,680.00
30.00	\$ 74,000.00	\$ 2,466.67
40.00	\$ 96,560.00	\$ 2,414.00
50.00	\$ 122,500.00	\$ 2,450.00
100.00	\$ 240,000.00	\$ 2,400.00

ECF Analysis

Res ECF

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.
03-06-01-200-002	11991 MACKINAW HWY	10/23/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$26,800	33.50	\$77,720	\$28,650	\$51,350	\$53,511	0.960
03-06-06-400-010	3697 ELDER RD	03/19/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$48,600	48.60	\$126,030	\$46,882	\$53,118	\$86,312	0.615
03-06-08-151-016	10556 CECIL BAY RD	05/01/22	\$81,800	LC	03-ARM'S LENGTH	\$81,800	\$40,900	50.00	\$112,837	\$18,035	\$63,765	\$103,383	0.617
03-06-10-427-015	6675 PARADISE TR	05/04/23	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$57,600	32.45	\$129,407	\$8,466	\$169,034	\$131,888	1.282
03-06-11-301-052	7062 CLINTON AV	12/04/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$21,600	61.71	\$54,880	\$22,410	\$12,590	\$35,409	0.356
03-06-12-300-006	8113 PARADISE TR	04/01/22	\$166,911	WD	03-ARM'S LENGTH	\$166,911	\$67,800	40.62	\$184,584	\$58,535	\$108,376	\$137,458	0.788
03-06-12-400-006	8783 PARADISE TR	07/29/22	\$20,600	WD	03-ARM'S LENGTH	\$20,600	\$6,800	33.01	\$21,629	\$16,846	\$3,754	\$5,216	0.720
03-06-15-100-008	6398 GILL	07/28/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$2,300	5.75	\$58,244	\$12,284	\$27,716	\$50,120	0.553
03-06-24-300-022	8327 DEKRUIF RD	04/22/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$98,800	30.40	\$313,473	\$126,896	\$198,104	\$203,465	0.974
03-06-31-100-004	6840 KEISER RD	05/12/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$115,000	34.85	\$277,062	\$65,682	\$264,318	\$230,513	1.147
03-06-34-300-009	6250 COPE LN	03/29/24	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$121,800	48.74	\$282,183	\$93,463	\$156,437	\$205,802	0.760
03-06-34-376-008	6261 E LEVERING RD	05/05/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,400	43.11	\$51,185	\$4,757	\$40,243	\$50,630	0.795
Totals:			\$1,651,711			\$1,651,711	\$627,400		\$1,689,234		\$1,148,805	\$1,293,706	
												E.C.F. =>	0.888

Paradise Lake ECF

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.
03-06-10-427-013	6700 PARADISE TR	06/06/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$84,100	25.88	\$229,482	\$68,550	\$256,450	\$94,057	2.727
03-06-11-300-014	7302 PARADISE TR	01/13/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$81,400	45.22	\$226,487	\$24,191	\$155,809	\$118,233	1.318
03-06-11-300-033	7385 CARLTON COVE RD	11/07/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,900	39.96	\$333,716	\$73,227	\$176,773	\$152,244	1.161
03-06-11-300-042	7242 PARADISE TR	05/24/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$30,200	22.37	\$211,535	\$35,160	\$99,840	\$103,083	0.969
03-06-11-300-053	7323 CARLTON COVE RD	09/09/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$36,200	27.85	\$139,467	\$28,096	\$101,904	\$65,091	1.566
03-06-12-351-077	10141 LINDEN ST	07/31/23	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$120,300	37.48	\$335,347	\$80,531	\$240,469	\$148,928	1.615
03-06-13-376-015	9102 LAKE SHORE DR	07/21/23	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$125,200	38.05	\$353,639	\$72,895	\$256,105	\$164,082	1.561
03-06-24-151-030	8085 HIGHLAND ST	08/25/23	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$107,800	32.47	\$221,239	\$112,287	\$219,713	\$96,672	2.273
Totals:			\$2,002,000			\$2,002,000	\$685,100		\$2,050,912		\$1,507,063	\$942,390	
												E.C.F. =>	1.599

Comm ECF

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.
03-06-10-400-022	6540 PARADISE TR	06/15/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$110,600	58.52	\$311,510	\$116,375	\$72,625	\$239,724	0.303
03-06-15-200-045	6449 PARADISE TR	04/01/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$105,000	38.18	\$270,336	\$53,462	\$221,538	\$266,430	0.832
03-06-15-400-012	9255 PACHY RD	06/22/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$186,600	77.75	\$368,008	\$122,151	\$117,849	\$271,665	0.434
03-06-27-400-011	6990 N US 31 HWY	11/17/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$127,100	34.82	\$301,111	\$18,501	\$346,499	\$297,484	1.165
03-06-27-400-011	6990 N US 31 HWY	10/19/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$123,400	35.27	\$259,517	\$19,050	\$330,850	\$313,926	1.054
03-06-34-200-018	N STRAITS HWY	11/17/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$99,100	27.15	\$209,250	\$17,150	\$347,850	\$212,265	1.639
Totals:			\$1,783,900			\$1,783,900	\$751,800		\$1,719,732		\$1,437,211	\$1,601,494	
												E.C.F. =>	0.897