

Neighborhoods Used: 4090.TANGLEWOOD & JACKPINE

4602 FOREST LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-465-006-00	02/09/2021 4090	401	331,500	51,200	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77	280,300	252,796	1.109

6475 CASTLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-466-023-00	08/07/2020 4090	401	351,450	49,017	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77	302,433	248,807	1.216

6478 CASTLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-466-035-00	12/27/2019 4090	401	317,000	67,236	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	78	249,764	252,740	0.988

6485 CASTLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-466-027-00	09/16/2019 4090	401	339,000	71,231	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77	267,769	216,226	1.238

4619 FOREST LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-465-014-00	08/24/2019 4090	401	325,500	48,290	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	77	277,210	245,786	1.128

4593 JACK PINE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-225-002-00	08/07/2019 4090	401	279,000	55,100	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74	223,900	172,593	1.297

4624 FOREST LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-465-020-00	06/14/2019 4090	401	337,500	49,090	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	77	288,410	256,058	1.126

6472 CASTLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-466-038-00	06/10/2019 4090	401	336,500	65,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79	271,500	238,406	1.139

4612 FOREST LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-465-001-00	05/09/2019 4090	401	337,000	59,687	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77	277,313	248,559	1.116

4603 FOREST LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-465-007-00	04/26/2019 4090	401	290,000	66,939	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	80	223,061	194,996	1.144

Neighborhoods Used: 4090.TANGLEWOOD & JACKPINE

Max # of Res. Buildings: 30	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00