

## RESIDENTIAL SALES FOR 2013

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Floor Area	ECF Area	Building Style	Land Value	Property Class
59-040-004-00	469 AMITY ST	03/07/12	\$150,000	WD	ARMS LENGTH	\$150,000	\$80,400	53.60	1,078		AMITY / FRIENDSHIP RANCH CONDO	\$40,000	401
59-040-007-00	461 AMITY ST	04/13/12	\$132,250	WD	ARMS LENGTH	\$132,250	\$60,400	45.67	836		AMITY / FRIENDSHIP RANCH CONDO	\$40,000	401
59-040-008-00	459 AMITY ST	02/04/11	\$155,000	WD	ARMS LENGTH	\$153,500	\$81,900	53.36	1,078		AMITY / FRIENDSHIP RANCH CONDO	\$40,000	401
59-040-022-00	462 AMITY ST	06/29/12	\$155,000	WD	ARMS LENGTH	\$155,000	\$76,800	49.55	1,169		AMITY / FRIENDSHIP RANCH CONDO	\$40,000	401
59-040-023-00	460 AMITY ST	04/29/11	\$149,500	WD	ARMS LENGTH	\$149,500	\$82,900	55.45	1,056		AMITY / FRIENDSHIP RANCH CONDO	\$40,000	401
59-040-024-00	458 AMITY ST	09/14/12	\$185,000	WD	ARMS-LENGTH	\$185,000	\$85,000	45.95	1,384		AMITY / FRIENDSHIP RANCH CONDO	\$40,000	401
59-040-025-00	456 AMITY ST	08/12/11	\$150,000	WD	ARMS-LENGTH	\$150,000	\$99,200	66.13	1,346		AMITY / FRIENDSHIP RANCH CONDO	\$40,000	401
59-260-014-00	484 AMITY ST	06/29/12	\$129,900	WD	ARMS LENGTH	\$129,900	\$58,500	45.03	1,031		AMITY / FRIENDSHIP RANCH CONDO	\$40,000	401
59-260-020-00	481 AMITY ST	02/11/11	\$115,000	WD	ARMS LENGTH	\$115,000	\$75,700	65.83	1,031		AMITY / FRIENDSHIP RANCH CONDO	\$40,000	401
59-060-001-00	110 WASHINGTON ST	04/25/11	\$175,000	WD	ARMS LENGTH	\$170,000	\$98,700	58.06	1,518		BEACON COURT 2 STORY CONDO	\$75,000	401
59-075-001-00	423 CENTER ST	08/02/12	\$115,000	WD	ARMS LENGTH	\$115,000	\$65,400	56.87	766		CENTER PARK PLACE RANCH CONDO	\$65,000	401
59-016-011-00	71 LAWN ST	09/02/11	\$150,000	WD	ARMS LENGTH	\$150,000	\$116,500	77.67	1,260		DOUGLAS CENTRAL EAST RANCH	\$110,000	401
59-016-040-20	205 HEIRLOOM LANE	03/30/11	\$415,000	WD	ARMS LENGTH	\$414,500	\$251,200	60.60	2,981		DOUGLAS CENTRAL EAST 2.5 STORY	\$150,000	401
59-150-022-00	33 UNION ST	05/11/12	\$248,500	WD	ARMS LENGTH	\$248,500	\$149,000	59.96	1,582		DOUGLAS CENTRAL EAST RANCH	\$150,000	401
59-150-041-00	87 MAIN ST	12/20/10	\$295,000	WD	ARMS LENGTH	\$295,000	\$154,900	52.51	2,720		DOUGLAS CENTRAL EAST 1.5 STORY	\$125,000	401
59-150-065-00	149 MAIN ST	04/18/12	\$275,000	WD	ARMS LENGTH	\$275,000	\$140,600	51.13	2,325		DOUGLAS CENTRAL EAST 2 STORY	\$112,500	401
59-016-029-21	56 HAMILTON ST	04/26/12	\$371,000	WD	ARMS-LENGTH	\$371,000	\$119,700	32.26	2,112		DOUGLAS CENTRAL WEST 2 STORY	\$50,000	401
59-016-059-00	461 FREMONT ST	02/29/12	\$320,000	WD	ARMS LENGTH	\$320,000	\$150,200	46.94	1,942		DOUGLAS CENTRAL WEST RANCH	\$50,000	401
59-020-002-30	6772 WILEY RD	06/27/11	\$204,000	WD	ARMS LENGTH	\$204,000	\$121,000	59.31	2,300		DOUGLAS CENTRAL WEST DUPLEX/4 PLEX	\$45,000	401
59-750-005-00	181 ST PETERS DRIVE	10/21/11	\$250,000	WD	ARMS LENGTH	\$250,000	\$135,900	54.36	1,768		DOUGLAS CENTRAL WEST 2 STORY	\$150,000	401
59-750-006-00	185 ST PETER'S DR	07/13/12	\$420,000	WD	ARMS LENGTH	\$420,000	\$173,500	41.31	1,883		DOUGLAS CENTRAL WEST RANCH	\$137,500	401
59-120-001-00	221 OUTLOOK DR	08/29/11	\$275,000	WD	ARMS LENGTH	\$275,000	\$143,200	52.07	2,192		DOUGLAS HARBOR VILLAGE 2 STORY	\$63,000	401
59-120-002-00	221 OUTLOOK DR	05/13/11	\$239,500	WD	ARMS-LENGTH	\$239,500	\$105,100	43.88	1,296		DOUGLAS HARBOR VILLAGE 2 STORY	\$45,000	401
59-120-010-00	211 GARDEN TERRACE	09/21/12	\$325,000	WD	ARMS-LENGTH	\$325,000	\$135,800	41.78	2,192		DOUGLAS HARBOR VILLAGE 2 STORY	\$48,000	401
59-120-011-00	211 GARDEN TERRACE	07/27/12	\$220,000	WD	ARMS LENGTH	\$220,000	\$98,300	44.68	1,296		DOUGLAS HARBOR VILLAGE 2 STORY	\$40,000	401
59-120-013-00	211 GARDEN TERRACE	07/25/12	\$200,000	WD	ARMS LENGTH	\$200,000	\$97,900	48.95	1,296		DOUGLAS HARBOR VILLAGE RANCH	\$40,000	401
59-120-019-00	210 GARDEN TERRACE	04/15/11	\$183,500	WD	ARMS LENGTH	\$183,500	\$98,200	53.51	1,296		DOUGLAS HARBOR VILLAGE RANCH	\$40,000	401
59-120-022-00	200 GARDEN TERRACE	11/22/10	\$202,000	WD	ARMS LENGTH	\$202,000	\$127,600	63.17	1,296		DOUGLAS HARBOR VILLAGE RANCH	\$40,000	401
59-017-006-10	300 FERRY ST	12/13/11	\$297,500	WD	ARMS LENGTH	\$297,500	\$231,400	77.78	3,016		DOUGLAS NORTHWEST 2 STORY	\$140,000	401
59-017-014-20	825 CAMPBELL RD	03/16/12	\$815,000	WD	ARMS LENGTH	\$815,000	\$404,600	49.64	6,096		DOUGLAS NORTHWEST 1.5 STORY	\$280,000	401
59-016-087-10	477 UNION ST	08/10/11	\$269,000	WD	ARMS-LENGTH	\$269,000	\$131,800	49.00	2,394		DOUGLAS SOUTHEAST RANCH	\$70,000	401
59-016-089-00	271 WATER ST	07/13/12	\$366,000	WD	ARMS LENGTH	\$366,000	\$163,500	44.67	2,359		DOUGLAS SOUTHEAST RANCH	\$203,900	401
59-016-103-00	426 WATER ST	05/31/11	\$166,000	WD	ARMS LENGTH	\$166,000	\$60,200	36.27	1,740		DOUGLAS SOUTHEAST BI-LEVEL	\$45,000	401
59-022-002-00	387 MOUNTAIN ASH LANE	07/13/12	\$161,000	WD	ARMS LENGTH	\$161,000	\$80,200	49.81	1,770		DOUGLAS SOUTHEAST 1.5 STORY	\$74,950	401
59-017-111-00	843 CENTER ST	03/30/11	\$200,000	WD	ARMS LENGTH	\$200,000	\$115,900	57.95	1,232		FELKERS 2 STORY	\$152,000	401
59-200-017-00	3071 PEACH ST	10/29/10	\$181,500	WD	ARMS-LENGTH	\$181,000	\$107,100	59.17	864		FELKERS RANCH	\$144,000	401
59-210-019-00	6928 FIRST ST	05/18/12	\$223,200	WD	ARMS LENGTH	\$221,700	\$99,700	44.97	1,128		FELKERS RANCH	\$112,500	401
59-210-045-00	6926 THIRD ST	08/17/12	\$235,000	WD	ARMS LENGTH	\$235,000	\$104,100	44.30	1,144		FELKERS RANCH	\$112,500	401
59-210-050-00	6914 THIRD ST	09/02/11	\$220,000	WD	ARMS LENGTH	\$220,000	\$157,800	71.73	1,880		FELKERS 2 STORY	\$275,000	401
59-210-054-00	3060 PARK DR	10/29/10	\$259,000	WD	ARMS LENGTH	\$259,000	\$158,800	61.31	1,215		FELKERS 1.5 STORY	\$145,000	401
59-210-054-10	6931 FOURTH ST	09/28/12	\$248,000	WD	ARMS-LENGTH	\$248,000	\$139,700	56.33	2,088		FELKERS 1.5 STORY	\$125,000	401
59-325-003-00	415 HARBOR LAKE DR	07/22/11	\$190,000	WD	ARMS LENGTH	\$189,800	\$98,600	51.95	2,304		HIDDEN LAKES / WATERS 1.5 STORY	\$40,000	401
59-360-011-00	431 HARBOR LAKE DR	07/06/12	\$145,000	WD	ARMS LENGTH	\$145,000	\$71,700	49.45	1,670		HIDDEN LAKES / WATERS 1.25 STORY	\$35,000	401
59-017-078-00	280 LAKESHORE DR	02/04/11	\$845,000	WD	MULTI PARCEL	\$845,000	\$210,400	24.90	1,746		LAKESHORE 2 STORY		401
59-017-098-10	3081 LAKESHORE DR	02/17/12	\$2,650,000	WD	ARMS LENGTH	\$2,650,000	\$800,400	30.20	4,869		LAKESHORE 3 STORY	\$785,992	401
59-017-100-00	3073 LAKESHORE DR	01/19/12	\$800,000	WD	ARMS LENGTH	\$800,000	\$359,300	44.91	2,210		LAKESHORE 2 STORY	\$570,000	401

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Floor Area	ECF Area	Building Style	Land Value	Property Class
59-510-003-00	320 BLUE STAR HWY	06/03/11	\$127,000	LC	ARMS LENGTH	\$127,000	\$83,700	65.91	1,125		NORTHERN LIGHTS RANCH CONDO	\$30,000	401
59-510-004-00	320 BLUE STAR HWY	07/20/12	\$120,000	WD	ARMS LENGTH	\$120,000	\$65,000	54.17	1,125		NORTHERN LIGHTS RANCH CONDO	\$30,000	401
59-510-012-00	320 BLUE STAR HWY	03/18/11	\$79,000	WD	ARMS LENGTH	\$79,000	\$63,800	80.76	630		NORTHERN LIGHTS 2 STORY CONDO	\$30,000	401
59-510-015-00	320 BLUE STAR HWY	11/21/11	\$79,500	WD	ARMS LENGTH	\$79,500	\$63,100	79.37	667		NORTHERN LIGHTS RANCH CONDO	\$30,000	401
59-510-018-00	320 BLUE STAR HWY	01/14/12	\$75,000	WD	ARMS LENGTH	\$75,000	\$56,500	75.33	667		NORTHERN LIGHTS RANCH CONDO	\$30,000	401
59-510-019-00	320 BLUE STAR HWY	08/28/12	\$70,000	WD	ARMS LENGTH	\$70,000	\$46,600	66.57	667		NORTHERN LIGHTS RANCH CONDO	\$30,000	401
59-510-027-00	320 BLUE STAR HWY	09/11/12	\$100,000	WD	ARMS LENGTH	\$100,000	\$60,100	60.10	1,125		NORTHERN LIGHTS RANCH CONDO	\$30,000	401
59-510-030-00	320 BLUE STAR HWY	07/03/12	\$132,000	WD	ARMS LENGTH	\$132,000	\$65,500	49.62	1,125		NORTHERN LIGHTS RANCH CONDO	\$30,000	401
59-520-013-00	344 PARKSIDE LANE	03/28/12	\$242,000	WD	ARMS LENGTH	\$242,000	\$133,600	55.21	2,086		PARKSIDE LANDINGS RANCH	\$45,000	401
59-540-024-00	316 SINGAPORE CT	06/14/12	\$365,000	WD	ARMS LENGTH	\$365,000	\$160,000	43.84	1,628		SINGAPORE CONDOS RANCH	\$93,000	401
59-780-001-00	417 SUMMER GROVE DRIVE	08/08/12	\$221,000	WD	ARMS LENGTH	\$221,000	\$98,800	44.71	1,610		SUMMER GROVE 2 STORY	\$40,000	401
59-780-022-00	452 SUMMER GROVE DRIVE	04/18/12	\$215,000	WD	ARMS LENGTH	\$215,000	\$109,800	51.07	1,816		SUMMER GROVE 1.5 STORY	\$40,000	401
59-800-039-00	356 MARINERS COVE	04/10/12	\$219,000	WD	ARMS LENGTH	\$219,000	\$112,700	51.46	616		TOWER HARBOR CONDOS BI-LEVEL	\$140,000	401
59-800-045-00	368 MARINERS COVE	08/10/12	\$220,000	WD	ARMS LENGTH	\$212,000	\$116,700	55.05	616		TOWER HARBOR CONDOS BI-LEVEL	\$140,000	401
59-760-003-00	33 WILDERNESS RIDGE DR	11/24/10	\$320,000	WD	ARMS LENGTH	\$320,000	\$205,500	64.22	2,720		WILDERNESS RIDGE 1.5 STORY	\$90,000	401
59-760-014-00	717 WILDERNESS RIDGE DR	03/30/12	\$325,000	WD	ARMS LENGTH	\$325,000	\$160,000	49.23	1,696		WILDERNESS RIDGE RANCH	\$85,000	401
								Std. Dev. =>	11.55			#REF!	#REF!
								Sale. Ratio =>	#VALUE!				
<b>Totals:</b>			<b>\$17,103,600</b>			<b>\$17,086,400</b>	<b>\$8,139,300</b>						