

SALES STUDY FOR 2024 TAX YEAR

Report Name: C_SalAnal_Res by Area for Board
 April 1st 2021 - March 31st 2023

Sales Study

SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

City of Sylvan Lake
10:15 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
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Analysis for Area > **IFX** **E.C.F. Table Industrial Flex**

IFX	84-18-01-330-025	201	4.06 Ac		D	0 %	04/01/2022	\$7,500,000	0-ARM'S LENGTH	0	.00	1,344,530	17.93 %	
										\$7,500,000	0	\$.00	1,344,530	
Total No. of Sales > 1														
										Avg. Sale Price >	\$7,500,000	Avg. Ratio	17.93 %	

Analysis for Area > **IVL** **E.C.F. Table IVL**

IVL	84-18-01-330-012	202	0.14 Ac		D	0 %	07/18/2022	\$30,000	0-ARM'S LENGTH	0	.00	11,210	37.37 %	
										\$30,000	0	\$.00	11,210	
Total No. of Sales > 1														
										Avg. Sale Price >	\$30,000	Avg. Ratio	37.37 %	

Analysis for Area > **JKL** **ECF James K LakeFront**

JKL	84-13-36-430-028	401	0.10 Ac	Bungalow	C	55 %	10/25/2022	\$650,000	0-ARM'S LENGTH	1,925	337.66	321,870	49.52 %	
JKL	84-13-36-430-019	401	0.26 Ac	BiLevel	C	10	64 %	03/18/2022	\$640,000	0-ARM'S LENGTH	2,760	231.88	339,480	53.04 %

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Total No. of Sales > 2

\$1,290,000 4,685 \$275.35 661,350

Avg. Sale Price > \$645,000 Avg. Ratio 51.27 %

Analysis for Area > **LSL** **E.C.F. Table LSL**

LSL	84-18-01-126-017	401	0.39 Ac	Colonial/2Sty	C	10	61 %	08/12/2022	\$1,100,000	3-ARM'S LENGTH	2,287	480.98	565,770	51.43 %
LSL	84-18-01-126-002	401	0.65 Ac	Ranch	C	10	62 %	04/21/2022	\$810,000	3-ARM'S LENGTH	2,080	389.42	433,830	53.56 %
LSL	84-13-36-377-033	401	0.40 Ac	Colonial/2Sty	B	20	75 %	06/28/2021	\$2,200,000	3-ARM'S LENGTH	4,122	533.72	1,163,750	52.90 %

\$4,110,000 8,489 \$484.16 2,163,350

Total No. of Sales > 3

Avg. Sale Price > \$1,370,000 Avg. Ratio 52.64 %

Analysis for Area > **OLW** **E.C.F. Table Orchard Lake West**

OLW	84-18-01-183-023	201	0.16 Ac		D		0 %	10/14/2022	\$455,000	3-ARM'S LENGTH	0	.00	78,180	17.18 %
OLW	84-18-01-252-005	201	0.53 Ac		D		0 %	11/10/2021	\$370,000	3-ARM'S LENGTH	0	.00	136,560	36.91 %
OLW	84-18-01-327-011	201	0.47 Ac		D		0 %	04/26/2021	\$370,000	3-ARM'S LENGTH	0	.00	290,590	78.54 %

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Total No. of Sales > 3										\$1,195,000	0	\$.00	505,330		
Avg. Sale Price >										\$398,333	Avg. Ratio			42.29 %	
Analysis for Area > RSL		E.C.F. Table RSL													
RSL	84-18-01-234-004	001	0.14 Ac		D	0 %	02/28/2023	\$75,000	ARM'S LENGTH	0	.00	0	.00 %	REVOCABLE TRUST	
RSL	84-18-01-179-028	401	0.21 Ac	BiLevel	C	59 %	02/28/2023	\$339,000	ARM'S LENGTH	1,875	180.80	177,360	52.32 %		
RSL	84-13-36-481-012	401	0.14 Ac	TriLevel/Quad	C	-5	71 %	02/28/2023	\$370,000	ARM'S LENGTH	1,227	301.55	124,610	33.68 %	
RSL	84-18-01-179-031	401	0.25 Ac	Ranch	C		45 %	02/10/2023	\$275,000	ARM'S LENGTH	1,082	254.16	144,110	52.40 %	
RSL	84-13-36-429-001	401	0.10 Ac	Ranch	C	-5	37 %	12/19/2022	\$200,000	ARM'S LENGTH	1,069	187.09	86,120	43.06 %	Split Description
RSL	84-18-01-207-018	401	0.15 Ac	Ranch	C		57 %	11/30/2022	\$255,000	ARM'S LENGTH	922	276.57	120,150	47.12 %	
RSL	84-13-36-478-012	401	0.29 Ac	Ranch	C		59 %	11/04/2022	\$421,950	ARM'S LENGTH	1,397	302.04	184,010	43.61 %	
RSL	84-18-01-178-025	401	0.23 Ac	Ranch	C	-5	64 %	10/28/2022	\$340,000	ARM'S LENGTH	1,344	252.98	162,040	47.66 %	
RSL	84-13-36-477-038	401	0.14 Ac	Colonial/2Sty	BC		59 %	10/25/2022	\$600,000	ARM'S LENGTH	2,375	252.63	287,840	47.97 %	

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RSL	84-13-36-481-035	401	0.14 Ac	Ranch	C	57 %	10/07/2022	\$265,000	3-ARM'S LENGTH	913	290.25	113,810	42.95 %	
RSL	84-13-36-481-021	401	0.14 Ac	Bungalow	C	49 %	10/03/2022	\$385,000	3-ARM'S LENGTH	1,241	310.23	166,460	43.24 %	
RSL	84-13-36-480-034	401	0.19 Ac	Colonial/2Sty	C 15	88 %	09/26/2022	\$555,000	3-ARM'S LENGTH	2,585	214.70	312,670	56.34 %	
RSL	84-18-01-207-009	401	0.19 Ac	Bungalow	C	45 %	09/19/2022	\$390,000	3-ARM'S LENGTH	1,618	241.04	185,010	47.44 %	
RSL	84-18-01-228-005	401	0.20 Ac	Bungalow	C	45 %	08/31/2022	\$216,500	3-ARM'S LENGTH	812	266.63	110,270	50.93 %	
RSL	84-13-36-481-025	401	0.14 Ac	Ranch	C	50 %	07/22/2022	\$325,000	3-ARM'S LENGTH	1,233	263.58	125,350	38.57 %	
RSL	84-18-01-203-028	401	0.16 Ac	Colonial/2Sty	BC -5	82 %	07/22/2022	\$599,900	3-ARM'S LENGTH	3,052	196.56	369,000	61.51 %	
RSL	84-13-36-481-013	401	0.14 Ac	Bungalow	C 10	48 %	07/20/2022	\$400,000	3-ARM'S LENGTH	1,650	242.42	205,620	51.41 %	
RSL	84-13-36-455-004	401	0.16 Ac	Colonial/2Sty	B	87 %	07/15/2022	\$750,000	3-ARM'S LENGTH	2,353	318.74	384,760	51.30 %	
RSL	84-18-01-182-018	401	0.33 Ac	Bungalow	C	40 %	07/15/2022	\$389,000	3-ARM'S LENGTH	1,843	211.07	129,520	33.30 %	
RSL	84-18-01-179-009	401	0.21 Ac	Bungalow	C	45 %	07/01/2022	\$285,000	3-ARM'S LENGTH	1,252	227.64	154,550	54.23 %	
RSL	84-18-01-234-015	401	0.14 Ac	Bungalow	C	45 %	06/30/2022	\$269,134	3-ARM'S LENGTH	906	297.06	133,780	49.71 %	

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RSL	84-13-36-482-001	401	0.25 Ac	Ranch	C	-5	56 % 06/17/2022	\$350,000	3-ARM'S LENGTH	1,210	289.26	171,230	48.92 %	
RSL	84-18-01-235-009	401	0.17 Ac	Bungalow	C		52 % 05/20/2022	\$310,000	3-ARM'S LENGTH	1,344	230.65	139,350	44.95 %	
RSL	84-18-01-251-011	401	0.22 Ac	TriLevel/Quad	C	5	58 % 05/18/2022	\$332,000	3-ARM'S LENGTH	1,703	194.95	152,960	46.07 %	
RSL	84-13-36-481-024	401	0.20 Ac	Ranch	C	5	55 % 05/10/2022	\$500,000	3-ARM'S LENGTH	1,650	303.03	181,750	36.35 %	
RSL	84-18-01-234-010	401	0.14 Ac	Bungalow	C		38 % 04/22/2022	\$295,000	3-ARM'S LENGTH	1,226	240.62	141,590	48.00 %	
RSL	84-13-36-478-009	401	0.14 Ac	Bungalow	C		45 % 03/08/2022	\$245,000	3-ARM'S LENGTH	920	266.30	126,020	51.44 %	
RSL	84-13-36-456-008	401	0.15 Ac	Colonial/2Sty	C	5	38 % 02/22/2022	\$260,000	3-ARM'S LENGTH	1,722	150.99	128,850	49.56 %	
RSL	84-13-36-428-001	401	0.19 Ac	Colonial/2Sty	C	10	41 % 02/09/2022	\$310,000	3-ARM'S LENGTH	1,676	184.96	143,180	46.19 %	
RSL	84-18-01-207-010	401	0.13 Ac	Bungalow	C		46 % 02/08/2022	\$360,000	3-ARM'S LENGTH	1,473	244.40	180,560	50.16 %	
RSL	84-18-01-251-009	401	0.22 Ac	BiLevel	C	-5	60 % 01/18/2022	\$279,000	3-ARM'S LENGTH	1,340	208.21	141,980	50.89 %	
RSL	84-13-36-480-017	401	0.14 Ac	Ranch	C		45 % 01/07/2022	\$239,900	3-ARM'S LENGTH	1,089	220.29	133,910	55.82 %	
RSL	84-18-01-209-004	401	0.27 Ac	Ranch	C		57 % 01/03/2022	\$242,500	3-ARM'S LENGTH	1,258	192.77	160,130	66.03 %	

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RSL	84-18-01-233-006	401	0.34 Ac	Ranch	C	46 %	12/29/2021	\$270,000	3-ARM'S LENGTH	1,524	177.17	144,220	53.41 %	1/3 INTEREST EACH
RSL	84-18-01-209-020	401	0.29 Ac	TriLevel/Quad	BC	67 %	12/28/2021	\$490,000	3-ARM'S LENGTH	2,986	164.10	320,390	65.39 %	
RSL	84-18-01-258-006	401	0.33 Ac	Colonial/2Sty	BC	74 %	12/09/2021	\$555,000	3-ARM'S LENGTH	2,503	221.73	300,280	54.10 %	
RSL	84-13-36-481-016	401	0.14 Ac	Bungalow	C	45 %	11/19/2021	\$282,000	3-ARM'S LENGTH	1,149	245.43	149,200	52.91 %	
RSL	84-18-01-234-025	401	0.16 Ac	Bungalow	C	61 %	10/29/2021	\$352,000	3-ARM'S LENGTH	1,813	194.15	163,750	46.52 %	
RSL	84-18-01-235-010	401	0.17 Ac	Bungalow	C	52 %	10/29/2021	\$182,000	3-ARM'S LENGTH	973	187.05	106,240	58.37 %	
RSL	84-18-01-209-016	401	0.35 Ac	TriLevel/Quad	C 5	59 %	10/07/2021	\$318,000	3-ARM'S LENGTH	2,011	158.13	183,330	57.65 %	
RSL	84-18-01-254-009	401	0.23 Ac	TriLevel/Quad	C 10	62 %	09/27/2021	\$345,000	3-ARM'S LENGTH	2,160	159.72	194,450	56.36 %	Owner Passed January 2021
RSL	84-18-01-258-003	401	0.23 Ac	Ranch	C 10	68 %	08/19/2021	\$312,000	3-ARM'S LENGTH	1,361	229.24	186,380	59.74 %	
RSL	84-18-01-207-017	401	0.29 Ac	TriLevel/Quad	C	61 %	08/10/2021	\$330,000	3-ARM'S LENGTH	1,719	191.97	154,970	46.96 %	
RSL	84-18-01-234-007	401	0.14 Ac	Ranch	C -5	45 %	08/10/2021	\$230,000	3-ARM'S LENGTH	972	236.63	115,810	50.35 %	
RSL	84-18-01-232-006	401	0.14 Ac	Ranch	C	45 %	07/30/2021	\$321,000	3-ARM'S LENGTH	1,297	247.49	141,790	44.17 %	

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RSL	84-18-01-232-011	401	0.20 Ac	Bungalow	C 5	52 %	07/14/2021	\$275,000	3-ARM'S LENGTH	1,275	215.69	140,970	51.26 %	
RSL	84-18-01-179-028	401	0.21 Ac	BiLevel	C	59 %	06/11/2021	\$339,000	3-ARM'S LENGTH	1,875	180.80	177,360	52.32 %	
RSL	84-18-01-234-009	401	0.28 Ac	Colonial/2Sty	C 5	64 %	05/19/2021	\$325,000	3-ARM'S LENGTH	1,550	209.68	164,190	50.52 %	
RSL	84-18-01-227-011	401	0.10 Ac	Ranch	C	63 %	05/17/2021	\$249,000	3-ARM'S LENGTH	844	295.02	137,220	55.11 %	
RSL	84-18-01-203-029	401	0.16 Ac	Bungalow	C	68 %	04/16/2021	\$240,000	3-ARM'S LENGTH	1,242	193.24	136,830	57.01 %	
									\$16,843,884	74,614	\$225.75	8,395,930		

Total No. of Sales > 50

Avg. Sale Price > \$336,878 Avg. Ratio 49.85 %

Analysis for Area > RWB E.C.F. Table RWB

RWB	84-18-01-176-033	401	0.20 Ac	Bungalow	C -5	53 %	03/02/2023	\$330,000	3-ARM'S LENGTH	1,518	217.39	152,320	46.16 %	
RWB	84-18-01-181-009	401	0.20 Ac	Bungalow	C -5	57 %	08/22/2022	\$267,500	3-ARM'S LENGTH	1,144	233.83	135,450	50.64 %	
RWB	84-18-01-176-025	401	0.21 Ac	Bungalow	C -5	49 %	08/05/2022	\$264,000	3-ARM'S LENGTH	1,382	191.03	126,450	47.90 %	
RWB	84-18-01-326-001	401	0.20 Ac	Bungalow	C -5	56 %	08/04/2022	\$212,500	3-ARM'S LENGTH	1,132	187.72	129,050	60.73 %	

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RWB	84-18-01-176-019	401	0.21 Ac	Bungalow	C	-5	52 % 05/27/2022	\$270,000	ARM'S LENGTH	1,156	233.56	119,840	44.39 %	
RWB	84-18-01-182-007	401	0.20 Ac	Ranch	C	-5	56 % 05/09/2022	\$283,000	ARM'S LENGTH	1,312	215.70	136,050	48.07 %	
RWB	84-18-01-177-001	401	0.28 Ac	Ranch	C		53 % 03/04/2022	\$310,000	ARM'S LENGTH	1,324	234.14	143,750	46.37 %	
RWB	84-18-01-327-004	401	0.20 Ac	Ranch	C	-5	58 % 11/30/2021	\$222,000	ARM'S LENGTH	1,075	206.51	128,530	57.90 %	
RWB	84-18-01-176-021	401	0.21 Ac	Bungalow	C	-5	52 % 09/17/2021	\$220,000	ARM'S LENGTH	1,155	190.48	124,650	56.66 %	
RWB	84-18-01-176-026	401	0.21 Ac	Bungalow	C	-5	53 % 08/30/2021	\$259,900	ARM'S LENGTH	1,160	224.05	125,600	48.33 %	

Total No. of Sales > 10

\$2,638,900 12,358 \$213.54 1,321,690

Avg. Sale Price > \$263,890 Avg. Ratio 50.08 %

Analysis for Area > **WMM** **E.C.F. Table WMM**

WMM	84-18-01-126-019	403	0.76 Ac		D	0 %	02/28/2023	\$0	ARM'S LENGTH	0	.00	0	.00 %	
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\$0 0 \$.00 0

Total No. of Sales > 1

Avg. Sale Price > \$0 Avg. Ratio 0.00 %