

SALES STUDY FOR 2025 TAX YEAR

Report Name: C_SalAnal_Res by Area for Board
 April 1st 2022 - March 31st 2024

Sales Study

SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

City of Sylvan Lake
11:47 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	3-ARM'S LENGTH	0	.00	1,430,350	19.07 %	
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\$7,500,000 0 \$.00 1,430,350

Total No. of Sales > 1

Avg. Sale Price > \$7,500,000 Avg. Ratio 19.07 %

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	3-ARM'S LENGTH	0	.00	11,210	37.37 %	
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\$30,000 0 \$.00 11,210

Total No. of Sales > 1

Avg. Sale Price > \$30,000 Avg. Ratio 37.37 %

Analysis for Area > **OLE** **E.C.F. Table Orchard Lake East**

OLE	84-18-01-236-023	201	0.79 Ac		D	0 %	11/29/2023	\$1,050,000	3-ARM'S LENGTH	0	.00	548,320	52.22 %	
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OLE	84-18-01-236-019	201	0.72 Ac		D	0 %	08/10/2023	\$650,000	3-ARM'S LENGTH	0	.00	401,170	61.72 %	
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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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Total No. of Sales > 2

\$1,700,000 0 \$.00 949,490

Avg. Sale Price > \$850,000 Avg. Ratio 55.85 %

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	ARM'S LENGTH	0	.00	82,280	18.08 %	
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Total No. of Sales > 1

\$455,000 0 \$.00 82,280

Avg. Sale Price > \$455,000 Avg. Ratio 18.08 %