

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	
02 001 300 009 01 5 3	2495 E MOSHERVILLE RD	02/14/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$273,000	50.56	
02 002 300 034 02 5 3	11273 ROWE RD	08/01/21	\$40,000	LC	03-ARM'S LENGTH	\$40,000	\$20,500	51.25	
02 003 400 011 03 5 3	E MOSHERVILLE RD	04/13/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$108,000	51.43	
02 004 300 024 04 5 3	2554 W MOSHERVILLE RD	08/04/20	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$204,500	47.57	
02 004 400 028 04 5 3	11415 WINFIELD RD	10/22/20	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$119,400	39.93	
02 011 100 011 11 5 3	1551 E MOSHERVILLE RD	11/20/20	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$28,200	37.11	
02 011 400 017 11 5 3	1872 E LITCHFIELD RD	08/20/20	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$84,500	51.52	
02 015 200 028 15 5 3	9840 COBB LAKE RD	12/10/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$48,800	31.48	
02 017 400 005 17 5 3	9200 CRANBERRY LAKE RD	12/30/21	\$168,900	WD	03-ARM'S LENGTH	\$168,900	\$56,800	33.63	
02 020 100 003 20 5 3	8960 BORDEN RD	08/17/21	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$22,100	37.46	
02 020 400 013 20 5 3	3450 W STERLING RD	01/21/21	\$150,500	WD	03-ARM'S LENGTH	\$150,500	\$55,800	37.08	
02 020 400 030 20 5 3	8120 CRANBERRY LAKE RD	06/18/21	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$72,500	44.07	
02 028 100 005 28 5 3	7651 CRANBERRY LAKE RD	10/21/20	\$240,000	LC	03-ARM'S LENGTH	\$240,000	\$93,700	39.04	
02 028 400 010 28 5 3	7185 WRIGHT RD	06/24/20	\$147,000	LC	03-ARM'S LENGTH	\$147,000	\$63,600	43.27	
<b>Totals:</b>			<b>\$2,843,800</b>			<b>\$2,843,800</b>	<b>\$1,251,400</b>		
								<b>Sale. Ratio =&gt;</b>	<b>44.00</b>
								<b>Std. Dev. =&gt;</b>	<b>6.98</b>

**RURAL RES AG ECF .802 CALCULATED AND APPLIED**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$596,646	\$213,687	\$326,313	\$494,779	0.660	2,694	\$121.13	002	14.3176
\$40,717	\$15,546	\$24,454	\$41,952	0.583	1,456	\$16.80	002	21.9780
\$215,071	\$198,445	\$11,555	\$23,751	0.486	672	\$17.19	001	31.6192
\$401,619	\$128,522	\$301,378	\$408,217	0.738	1,888	\$159.63	002	6.4409
\$232,934	\$30,974	\$268,026	\$301,883	0.888	3,152	\$85.03	002	8.5157
\$59,332	\$9,935	\$66,065	\$68,990	0.958	1,222	\$54.06	002	15.4911
\$161,410	\$53,561	\$110,439	\$161,209	0.685	1,456	\$75.85	002	11.7623
\$118,246	\$19,150	\$135,850	\$165,160	0.823	1,960	\$69.31	002	1.9847
\$125,934	\$12,713	\$156,187	\$146,280	1.068	1,296	\$120.51	002	26.5035
\$43,051	\$7,261	\$51,739	\$59,650	0.867	1,072	\$48.26	002	6.4688
\$118,034	\$16,927	\$133,573	\$141,211	0.946	2,124	\$62.89	002	14.3223
\$143,445	\$9,756	\$154,744	\$186,716	0.829	1,410	\$109.75	002	2.6076
\$195,636	\$41,685	\$198,315	\$215,015	0.922	2,644	\$75.01	002	11.9641
\$126,219	\$6,672	\$140,328	\$178,695	0.785	2,004	\$70.02	002	1.7396
<b>\$2,578,294</b>		<b>\$2,078,966</b>	<b>\$2,593,510</b>			<b>\$77.53</b>		<b>0.1086</b>
			<b>E.C.F. =&gt;</b>	<b>0.802</b>		<b>Std. Deviation=&gt;</b>	<b>0.15899773</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>0.803</b>		<b>Ave. Variance=&gt;</b>	<b>12.5511</b>	<b>Coefficient of Var=&gt;</b>

Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
\$35,040	No	/ /		4001 RES LAND	401	82
\$7,160	No	/ /		4001 RES LAND	401	48
\$195,750	No	/ /		4001 RES LAND	401	46
\$66,840	No	/ /		4001 RES LAND	401	92
\$22,220	No	/ /		4001 RES LAND	402	84
\$9,000	No	/ /		4001 RES LAND	402	59
\$51,780	No	/ /	02 011 400 019 11 5 3	4001 RES LAND	401	79
\$19,150	No	/ /		4002 COBB LAKE FRONT	402	80
\$9,600	No	/ /		4001 RES LAND	401	68
\$3,000	No	/ /		4001 RES LAND	402	70
\$7,600	No	/ /		4001 RES LAND	402	66
\$6,120	No	/ /		4001 RES LAND	401	86
\$38,400	No	/ /		4001 RES LAND	402	69
\$4,800	No	/ /		4001 RES LAND	402	74

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