

Maple Rapids Business

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
080-023-300-005-00	5531 W LOWE ROAD	04/15/19	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$35,100	58.50
081-000-006-008-00	112 W MAIN ST	05/04/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$42,800	85.60
081-000-007-001-60	104 S MAPLE ST	11/03/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$159,800	36.74
090-016-100-025-00	6505 N SCOTT RD	09/03/19	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$24,700	44.91
090-021-300-020-60	5006 N US-27	09/16/16	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$227,200	48.86
090-028-200-016-00	1915 W FRENCH RD	11/23/16	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$141,300	61.43
Totals:						\$1,295,000	\$630,900	
						Sale. Ratio =>	48.72	
						Std. Dev. =>	24.48	

Conclusion: There was 3 sales within the two-year study period for this ECF Table. With Consideration given to 3 sales outside of the Township and within the County with similar market conditions an ECF of 1.050 is estimated and used.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$62,476	\$32,000	\$26,000	\$38,551	0.478	1,661	\$21.42	2,000	115.0175	
\$85,938	\$12,500	\$37,500	\$69,944	0.536	1,434	\$25.27	2,000	25.2224	
\$318,603	\$28,152	\$406,848	\$276,620	1.471	4,349	\$93.56	2,000	64.2396	
\$78,851	\$37,509	\$17,491	\$33,074	0.529	2,488	\$7.03	004	125.5666	
\$16,588	\$102,887	\$362,113	\$330,961	1.094	2,977	\$121.64	004	69.0390	
\$12,119	\$108,074	\$121,929	\$195,838	0.619	8,920	\$18.16	004	106.9073	
\$1,447,578		\$973,881	\$965,985			\$43.76		17.9787	
			E.C.F. =>	1.008		Std. Deviation=>	0.55708523		
			Ave. E.C.F. =>	0.828		Ave. Variance=>	42.8264	Coefficient of Var=>	51.69851241

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	\$22,600	No	//		INDUSTRIAL	201	0
	\$12,500	No	//			201	0
	\$17,051	No	//			201	0
	\$36,550	No	//		COMMERCIA	201	0
	\$45,790	No	//		COMMERCIA	201	0
	\$75,215	No	//		COMMERCIA	201	0

Essex Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
080-023-300-005-00	5531 W LOWE ROAD	04/15/19	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$35,100	58.50
081-000-006-008-00	112 W MAIN ST	05/04/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$42,800	85.60
081-000-007-001-60	104 S MAPLE ST	11/03/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$159,800	36.74
090-016-100-025-00	6505 N SCOTT RD	09/03/19	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$24,700	44.91
090-021-300-020-60	5006 N US-27	09/16/16	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$227,200	48.86
090-028-200-016-00	1915 W FRENCH RD	11/23/16	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$141,300	61.43
Totals:						\$1,295,000	\$630,900	
						Sale. Ratio =>	48.72	
						Std. Dev. =>	24.48	

Conclusion: There was 3 sales within the two-year study period for this ECF Table. With Consideration given to 3 sales outside of the Township and within the County with similar market conditions an ECF of 1.00 is estimated and used.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$93,479	\$32,000	\$28,000	\$58,551	0.478	19,661	\$1.42	2000	35.0175	
\$85,938	\$12,500	\$37,500	\$69,941	0.536	1,484	\$25.27	2000	29.2211	
\$318,603	\$28,152	\$406,848	\$276,620	1.471	4,349	\$93.56	2000	64.2396	
\$78,851	\$37,509	\$17,491	\$33,074	0.529	2,488	\$7.03	004	125.5666	
\$516,588	\$102,887	\$362,113	\$230,961	1.094	2,977	\$121.64	004	69.0390	
\$354,119	\$108,071	\$121,929	\$196,838	0.619	8,940	\$13.64	004	116.5079	
\$1,447,578		\$973,881	\$965,985			\$43.76		17.9787	
			E.C.F. =>	1.008		Std. Deviation=>	0.55708523		
			Ave. E.C.F. =>	0.828		Ave. Variance=>	42.8264	Coefficient of Var=>	51.69851241

Essex Farms

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
080-004-400-005-50	7110 W Maple Rapids Rd	11/25/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$75,200	37.79
080-014-400-005-01	5115 W MARSHALL	09/11/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$60,000	47.24
080-016-400-010-00	7150 W. MEAD RD	12/02/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$204,800	39.01
080-023-100-015-00	5806 FINDLAY RD	08/30/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$92,200	38.42
080-023-200-006-00	5920 N LOWELL RD	10/29/21	\$425,350	WD	03-ARM'S LENGTH	\$425,350	\$163,100	38.34
Totals:			\$1,516,350			\$1,516,350	\$595,300	
							Sale. Ratio =>	39.26
							Std. Dev. =>	3.98

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$199,841	\$195,446	\$3,554	\$4,395	0.809	1,996	\$83.60	4030	80.8646	RANCH
\$139,837	\$24,797	\$102,203	\$123,169	0.830	2,254	\$45.34	4030	21.8470	TWO STORY
\$433,081	\$119,030	\$405,970	\$336,243	1.207	2,812	\$144.37	4030	15.9123	MIXED LEVEL
\$201,721	\$71,457	\$168,543	\$139,469	1.208	1,814	\$92.91	4030	16.0215	RANCH
\$351,319	\$77,997	\$347,353	\$292,636	1.187	2,525	\$137.57	4030	13.8732	TWO STORY
\$1,325,799		\$1,027,623	\$895,912			\$100.76		9.8766	
			E.C.F. =>	1.147		Std. Deviation=>	0.2093882		
			Ave. E.C.F. =>	1.048		Ave. Variance=>	29.7037	Coefficient of Var=>	28.33657682

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	\$25,215	No	//		RURAL RESIDENTIAL	401	62
	\$20,420	No	//		RURAL RESIDENTIAL	401	55
	\$91,200	No	//		RURAL RESIDENTIAL	401	83
	\$65,500	No	//		RURAL RESIDENTIAL	401	72
	\$65,670	No	//		RURAL RESIDENTIAL	401	79

Rural Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$
080-001-100-015-00	4433 W GRATIOT COUNTY LINE ROAD	09/25/20	\$57,770	WD	03-ARM'S LENGTH	\$57,770
080-004-400-005-50	7110 W Maple Rapids Rd	11/25/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000
080-007-100-010-00	9038 W. MAPLE RAPIDS RD	03/18/22	\$170,000	LC	03-ARM'S LENGTH	\$170,000
080-008-400-001-50	8015 W HYDE ROAD	10/18/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000
080-008-400-028-00	8200 W ISLAND RD	03/16/21	\$238,000	WD	03-ARM'S LENGTH	\$238,000
080-008-400-035-00	7045 N FOREST HILL ROAD	08/12/20	\$187,500	WD	03-ARM'S LENGTH	\$187,500
080-009-200-005-00	7435 W. MAPLE RAPIDS RD	03/29/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000
080-014-400-005-01	5115 W MARSHALL	09/11/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000
080-015-200-025-00	6822 ESSEX CENTER RD	12/06/21	\$242,000	WD	03-ARM'S LENGTH	\$242,000
080-015-200-030-00	6800 ESSEX CENTER RD	11/20/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000
080-015-200-035-00	V/L ESSEX CENTER RD	11/20/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000
080-015-400-019-00	6496 W MEAD RD	06/01/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000
080-016-400-010-00	7150 W. MEAD RD	12/02/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000
080-022-200-024-00	6700 W LOWE RD	10/23/20	\$158,790	WD	03-ARM'S LENGTH	\$158,790
080-022-300-020-50	5281 ANDERSON RD	03/12/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000
080-023-100-015-00	5806 FINDLAY RD	08/30/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000
080-023-200-006-00	5920 N LOWELL RD	10/29/21	\$425,350	WD	03-ARM'S LENGTH	\$425,350
080-023-300-023-00	5251 N FINDLAY ROAD	08/31/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000
080-027-100-011-00	6448 PAXTON	05/13/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000
080-028-300-006-00	7650 W COLONY RD	02/14/22	\$200,000	LC	03-ARM'S LENGTH	\$200,000
080-029-200-020-02	4740 N WACOUSTA RD	02/10/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000
080-035-300-005-00	5778 W KINLEY RD	10/22/20	\$1,500,000	LC	03-ARM'S LENGTH	\$1,500,000
080-035-400-010-00	VACANT	10/22/20	\$1,500,000	LC	03-ARM'S LENGTH	\$1,500,000
080-036-200-013-00	4733 W COLONY RD	03/17/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000
080-150-000-003-00	8031 Royal Gala	02/22/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000
080-150-000-005-00	8121 ROYAL GALA RD	10/13/20	\$234,900	WD	03-ARM'S LENGTH	\$234,900
080-150-000-034-00	8063 IDARED RD	11/10/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000
080-150-000-035-00	8093 IDARED ROAD	08/04/20	\$268,000	WD	03-ARM'S LENGTH	\$268,000
081-000-001-005-00	136 W WATER STREET	11/24/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000
081-000-006-003-00	132 N FRANKLIN ST	07/08/21	\$161,300	WD	03-ARM'S LENGTH	\$161,300
081-000-018-008-00	434 S MAPLE ST	03/19/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000
081-000-019-006-00	431 S MAPLE AVENUE	04/29/20	\$72,500	WD	03-ARM'S LENGTH	\$72,500
081-000-020-001-00	132 E WASHINGTON STREET	07/16/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000

081-000-021-006-00	119 E WASHINGTON ST	02/22/21	\$116,700	WD	03-ARM'S LENGTH	\$116,700
081-000-024-001-00	220 N MAPLE AVE	08/27/20	\$216,000	WD	03-ARM'S LENGTH	\$216,000
081-000-028-004-00	210 E ADELAIDE ST	12/11/20	\$154,625	WD	03-ARM'S LENGTH	\$154,625
081-000-030-003-00	405 S OAK STREET	05/04/20	\$81,000	WD	03-ARM'S LENGTH	\$81,000
081-008-000-010-00	E MAIN ST V/L	07/31/20	\$112,500	WD	03-ARM'S LENGTH	\$112,500
081-008-000-035-00	700 E MAIN ST	07/31/20	\$112,500	WD	03-ARM'S LENGTH	\$112,500
081-008-000-050-00	524 E MAIN ST	05/13/21	\$131,000	WD	03-ARM'S LENGTH	\$131,000
081-008-000-177-00	211 S ASHLAND ST	09/15/21	\$151,000	WD	03-ARM'S LENGTH	\$151,000
081-008-000-225-00	509 S. OAK ST	11/10/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000
081-008-000-275-00	524 S OAK STREET	08/14/20	\$94,500	WD	03-ARM'S LENGTH	\$94,500
081-008-000-385-01	210 W SOUTH ST	09/17/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000
081-100-002-004-00	229 N EWEN ST	02/10/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000
081-120-002-009-00	250 GARFIELD ST	09/08/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000
Totals:						\$11,180,935

\$11,180,935

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$27,100	46.91	\$63,997	\$20,000	\$37,770	\$47,106	0.802	832	\$45.40	4030
\$75,200	37.79	\$199,841	\$32,126	\$166,874	\$179,566	0.929	1,996	\$83.60	4030
\$106,900	62.88	\$234,541	\$32,892	\$137,108	\$207,458	0.661	1,888	\$72.62	4030
\$107,600	42.20	\$227,827	\$34,447	\$220,553	\$207,045	1.065	1,449	\$152.21	4030
\$97,500	40.97	\$215,107	\$25,034	\$212,966	\$203,504	1.046	1,470	\$144.87	4030
\$83,700	44.64	\$185,265	\$23,851	\$163,649	\$172,820	0.947	1,218	\$134.36	4030
\$86,300	43.15	\$186,004	\$44,450	\$155,550	\$145,632	1.068	1,144	\$135.97	4030
\$60,000	47.24	\$139,837	\$24,797	\$102,203	\$123,169	0.830	2,254	\$45.34	4030
\$88,700	36.65	\$188,247	\$27,624	\$214,376	\$171,973	1.247	1,280	\$167.48	4030
\$189,100	54.03	\$373,885	\$70,752	\$279,248	\$346,042	0.807	2,219	\$125.84	4030
\$189,100	54.03	\$373,885	\$70,752	\$279,248	\$346,042	0.807	2,219	\$125.84	4030
\$62,900	38.12	\$133,716	\$25,162	\$139,838	\$116,225	1.203	1,100	\$127.13	4030
\$204,800	39.01	\$433,081	\$119,030	\$405,970	\$336,243	1.207	2,812	\$144.37	4030
\$82,900	52.21	\$183,828	\$25,250	\$133,540	\$169,784	0.787	1,232	\$108.39	4030
\$122,000	40.80	\$263,478	\$67,330	\$231,670	\$210,009	1.103	1,954	\$118.56	4030
\$92,200	38.42	\$201,721	\$71,457	\$168,543	\$139,469	1.208	1,814	\$92.91	4030
\$163,100	38.34	\$351,319	\$77,997	\$347,353	\$292,636	1.187	2,525	\$137.57	4030
\$115,000	46.94	\$253,345	\$67,478	\$177,522	\$199,001	0.892	1,862	\$95.34	4030
\$67,000	47.86	\$142,534	\$30,741	\$109,259	\$119,693	0.913	2,128	\$51.34	4030
\$92,900	46.45	\$202,941	\$48,560	\$151,440	\$158,828	0.953	1,696	\$89.29	4030
\$72,300	45.19	\$153,632	\$52,498	\$107,502	\$108,281	0.993	1,632	\$65.87	4030
\$728,300	48.55	\$1,452,861	\$1,267,960	\$232,040	\$188,674	1.230	3,328	\$69.72	4000
\$728,300	48.55	\$1,452,861	\$1,267,960	\$232,040	\$188,674	1.230	3,328	\$69.72	4000
\$76,500	31.88	\$195,333	\$21,925	\$218,075	\$185,662	1.175	1,800	\$121.15	4030
\$91,200	43.85	\$204,540	\$18,380	\$189,620	\$199,315	0.951	1,467	\$129.26	4030
\$101,700	43.30	\$250,162	\$28,618	\$206,282	\$237,199	0.870	1,452	\$142.07	4030
\$78,100	45.94	\$184,609	\$26,794	\$143,206	\$168,967	0.848	1,275	\$112.32	4030
\$56,400	21.04	\$280,475	\$26,402	\$241,598	\$272,027	0.888	1,648	\$146.60	4030
\$35,600	28.71	\$111,269	\$17,930	\$106,070	\$114,106	0.930	1,581	\$67.09	4100
\$62,700	38.87	\$134,782	\$14,648	\$146,652	\$146,863	0.999	2,264	\$64.78	4100
\$56,000	42.42	\$129,046	\$25,368	\$106,632	\$126,746	0.841	1,508	\$70.71	4100
\$39,300	54.21	\$88,645	\$20,638	\$51,862	\$83,138	0.624	1,232	\$42.10	4100
\$36,800	61.33	\$84,633	\$10,554	\$49,446	\$90,561	0.546	2,016	\$24.53	4100

\$34,700	29.73	\$79,651	\$14,441	\$102,259	\$79,719	1.283	1,486	\$68.81	4100
\$77,500	35.88	\$184,747	\$31,605	\$184,395	\$187,215	0.985	1,704	\$108.21	4100
\$40,100	25.93	\$151,525	\$12,560	\$142,065	\$169,884	0.836	1,890	\$75.17	4100
\$37,100	45.80	\$85,949	\$19,528	\$61,472	\$81,199	0.757	1,440	\$42.69	4100
\$47,100	41.87	\$91,878	\$39,078	\$73,422	\$73,640	0.997	1,166	\$62.97	4100
\$47,100	41.87	\$91,878	\$39,078	\$73,422	\$73,640	0.997	1,166	\$62.97	4100
\$47,100	35.95	\$100,188	\$20,996	\$110,004	\$96,812	1.136	1,568	\$70.16	4100
\$88,300	58.48	\$188,664	\$35,412	\$115,588	\$187,350	0.617	2,254	\$51.28	4100
\$35,000	43.75	\$80,160	\$26,429	\$53,571	\$65,686	0.816	1,194	\$44.87	4100
\$44,300	46.88	\$103,998	\$25,076	\$69,424	\$96,482	0.720	1,774	\$39.13	4100
\$56,000	46.28	\$118,739	\$47,085	\$73,915	\$87,597	0.844	1,040	\$71.07	4100
\$24,200	40.33	\$54,442	\$11,426	\$48,574	\$49,274	0.986	1,040	\$46.71	4100
\$58,600	40.41	\$137,536	\$17,678	\$127,322	\$146,526	0.869	1,296	\$98.24	4100
\$4,914,300		\$10,746,602		\$7,101,138	\$7,397,481			\$90.58	
Sale. Ratio =>	43.95				E.C.F. =>	0.960		Std. Deviation=>	0.1832
Std. Dev. =>	8.42				Ave. E.C.F. =>	0.948		Ave. Variance=>	14.7140

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
14.6628	SINGLE STORY		\$20,000	No	//		RURAL RESIDENTIAL	401
1.9120	RANCH		\$25,215	No	//		RURAL RESIDENTIAL	401
28.7541	TRI-LEVEL		\$25,889	No	//		RURAL RESIDENTIAL	401
11.6805	RANCH		\$21,820	No	//		RURAL RESIDENTIAL	401
9.8057	SINGLE STORY		\$20,875	No	//		RURAL RESIDENTIAL	401
0.1504	SINGLE STORY		\$20,875	No	//		RURAL RESIDENTIAL	401
11.9668	RANCH		\$20,490	No	//		RURAL RESIDENTIAL	401
11.8659	TWO STORY		\$20,420	No	//		RURAL RESIDENTIAL	401
29.8129	SINGLE STORY		\$25,075	No	//		RURAL RESIDENTIAL	401
14.1460	TWO STORY		\$40,610	No	//	080-015-200-035-00	RURAL RESIDENTIAL	401
14.1460	TWO STORY		\$40,610	No	//	080-015-200-030-00	RURAL RESIDENTIAL	401
25.4731	RANCH		\$22,520	No	//		RURAL RESIDENTIAL	401
25.8934	MIXED LEVEL		\$91,200	No	//		RURAL RESIDENTIAL	401
16.1907	RANCH		\$25,250	No	//		RURAL RESIDENTIAL	401
15.4709	TWO STORY		\$46,140	No	//		RURAL RESIDENTIAL	401
26.0026	RANCH		\$65,500	No	//		RURAL RESIDENTIAL	401
23.8543	TWO STORY		\$65,670	No	//		RURAL RESIDENTIAL	401
5.6371	TWO STORY		\$52,440	No	//		RURAL RESIDENTIAL	401
3.5608	TWO STORY		\$24,312	No	//		RURAL RESIDENTIAL	401
0.5046	RANCH		\$38,080	No	//		RURAL RESIDENTIAL	401
4.4373	TWO STORY		\$23,059	No	//		RURAL RESIDENTIAL	401
28.1406	TWO STORY		\$1,247,390	No	//	080-035-400-010-00	FARMLAND	101
28.1406	TWO STORY		\$1,247,390	No	//	080-035-300-005-00	FARMLAND	101
22.6146	TWO STORY		\$21,925	No	//		RURAL RESIDENTIAL	401
0.2922	SINGLE STORY		\$18,380	No	//		RURAL RESIDENTIAL	401
7.8780	SINGLE STORY		\$20,322	No	//		RURAL RESIDENTIAL	401
10.0898	TWO STORY		\$18,760	No	//		RURAL RESIDENTIAL	401
6.0296	TWO STORY		\$18,760	No	//		RURAL RESIDENTIAL	401
1.8866	TWO STORY		\$9,004	No	//		RURAL RESIDENTIAL	401
5.0126	RANCH		\$9,004	No	//		RURAL RESIDENTIAL	401
10.7130	MIXED LEVEL		\$15,895	No	//		RURAL RESIDENTIAL	401
32.4632	TWO STORY		\$12,454	No	//		RURAL RESIDENTIAL	401
40.2441	TWO STORY		\$8,454	No	//		RURAL RESIDENTIAL	401

33.4309	TWO STORY				\$10,764	No	//		401
3.6499	BI-LEVEL				\$24,000	No	//	081-000-024-010-00	401
11.2189	TWO STORY				\$9,004	No	//		401
19.1386	TWO STORY				\$11,086	No	//		401
4.8600	SINGLE STORY				\$26,185	No	//	081-008-000-035-00	401
4.8600	SINGLE STORY				\$26,185	No	//	081-008-000-010-00	401
18.7830	RANCH				\$18,896	No	//		401
33.1473	TWO STORY				\$28,000	No	//		401
13.2873	SINGLE STORY				\$24,788	No	//		401
22.8881	TWO STORY				\$20,953	No	//		401
10.4625	RANCH				\$20,953	No	//		401
3.7361	RANCH				\$9,326	No	//		401
7.9497	TWO STORY				\$9,004	No	//		401
1.1503							//		401

Coefficient of Var=> 15.51398014

Building Depr.

45

62

70

85

85

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Maple Rapids Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
081-000-001-005-00	136 W WATER STREET	11/24/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$35,600	28.71
081-000-006-003-00	132 N FRANKLIN ST	07/08/21	\$161,300	WD	03-ARM'S LENGTH	\$161,300	\$62,700	38.87
081-000-017-002-00	213 W UNION ST	05/07/21	\$186,500	WD	03-ARM'S LENGTH	\$186,500	\$59,400	31.85
081-000-018-008-00	434 S MAPLE ST	03/19/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$56,000	42.42
081-000-019-006-00	431 S MAPLE AVENUE	04/29/20	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$39,300	54.21
081-000-021-006-00	119 E WASHINGTON ST	02/22/21	\$116,700	WD	03-ARM'S LENGTH	\$116,700	\$34,700	29.73
081-000-024-001-00	220 N MAPLE AVE	08/27/20	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$77,500	35.88
081-000-028-004-00	210 E ADELAIDE ST	12/11/20	\$154,625	WD	03-ARM'S LENGTH	\$154,625	\$40,100	25.93
081-000-030-003-00	405 S OAK STREET	05/04/20	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$37,100	45.80
081-005-000-085-00	105 E MILL ST	06/17/21	\$11,000	QC	03-ARM'S LENGTH	\$11,000	\$12,600	114.55
081-008-000-010-00	E MAIN ST V/L	07/31/20	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$47,100	41.87
081-008-000-035-00	700 E MAIN ST	07/31/20	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$47,100	41.87
081-008-000-050-00	524 E MAIN ST	05/13/21	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$47,100	35.95
081-008-000-095-00	417 E ADELAIDE STREET	05/25/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$45,900	24.81
081-008-000-155-00	402 E ADELAIDE ST	03/16/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$47,800	30.84
081-008-000-177-00	211 S ASHLAND ST	09/15/21	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$88,300	58.48
081-008-000-225-00	509 S OAK ST	11/10/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$35,000	43.75
081-008-000-275-00	524 S OAK STREET	08/14/20	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$44,300	46.88
081-008-000-285-00	535 S MAPLE AVE	09/09/20	\$116,500	WD	03-ARM'S LENGTH	\$116,500	\$33,000	28.33
081-008-000-315-00	124 W COOK ST	07/22/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,100	29.36
081-008-000-385-01	210 W SOUTH ST	09/17/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$56,000	46.78
081-100-002-004-00	229 N EWEN ST	02/10/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$24,200	40.33
081-120-002-009-00	250 GARFIELD ST	09/08/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$58,600	40.41
Totals:						\$2,859,625	\$1,070,500	
						Sale. Ratio =>	37.43	
						Std. Dev. =>	18.20	

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$129,131	\$19,548	\$104,452	\$125,525	0.832	1,581	\$66.07	4100	4.0876	TWO STORY
\$157,671	\$15,661	\$145,639	\$162,669	0.895	2,264	\$64.33	4100	2.2309	RANCH
\$147,459	\$34,784	\$151,716	\$129,066	1.175	2,156	\$70.37	4100	30.2488	TWO STORY
\$149,032	\$27,277	\$104,723	\$139,467	0.751	1,508	\$69.44	4100	12.2122	MIXED LEVEL
\$103,081	\$22,315	\$50,185	\$92,515	0.542	1,232	\$40.73	4100	33.0550	TWO STORY
\$92,498	\$15,370	\$101,330	\$88,348	1.147	1,486	\$68.19	4100	27.3939	TWO STORY
\$212,163	\$32,153	\$183,847	\$206,197	0.892	1,704	\$107.89	4100	1.8608	BI-LEVEL
\$176,548	\$13,355	\$141,270	\$186,934	0.756	1,890	\$74.75	4100	11.7277	TWO STORY
\$100,965	\$20,989	\$60,011	\$91,611	0.655	1,440	\$41.67	4100	21.7933	TWO STORY
\$29,307	\$9,120	\$1,880	\$23,446	0.080	1,064	\$1.77	4100	79.2816	SINGLE STORY
\$91,878	\$39,078	\$73,422	\$73,640	0.997	1,166	\$62.97	4100	12.4037	SINGLE STORY
\$91,878	\$39,078	\$73,422	\$73,640	0.997	1,166	\$62.97	4100	12.4037	SINGLE STORY
\$116,789	\$22,345	\$108,655	\$108,183	1.004	1,568	\$69.30	4100	13.1360	RANCH
\$127,144	\$30,155	\$154,845	\$111,099	1.394	1,639	\$94.48	4100	52.0763	RANCH
\$119,632	\$20,443	\$134,557	\$113,619	1.184	1,664	\$80.86	4100	31.1287	SINGLE STORY
\$216,776	\$36,302	\$114,698	\$206,729	0.555	2,254	\$50.89	4100	31.8176	TWO STORY
\$92,418	\$28,332	\$51,668	\$73,409	0.704	1,194	\$43.27	4100	16.9162	SINGLE STORY
\$121,212	\$27,121	\$67,379	\$107,779	0.625	1,774	\$37.98	4100	24.7841	TWO STORY
\$90,139	\$17,821	\$98,679	\$82,838	1.191	1,488	\$66.32	4100	31.8222	RANCH
\$101,169	\$26,533	\$113,467	\$85,494	1.327	1,147	\$98.93	4100	45.4197	TWO STORY
\$135,800	\$51,783	\$69,217	\$96,239	0.719	1,040	\$66.55	4100	15.3783	RANCH
\$60,808	\$11,747	\$48,253	\$56,198	0.859	1,040	\$46.40	4100	1.4378	RANCH
\$162,364	\$19,007	\$125,993	\$164,212	0.767	1,296	\$97.22	4100	10.5741	TWO STORY
\$2,825,862		\$2,279,308	\$2,598,857			\$64.49		0.4043	
			E.C.F. =>	0.877		Std. Deviation=>	0.29641764		
			Ave. E.C.F. =>	0.873		Ave. Variance=>	22.7474	Coefficient of Var=>	26.0565938

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	\$9,647	No	/ /			401	64
	\$9,647	No	/ /			401	54
	\$9,647	No	/ /			401	54
	\$17,030	No	/ /			401	64
	\$13,844	No	/ /			401	51
	\$11,533	No	/ /			401	46
	\$24,000	No	/ /	081-000-024-010-00		401	68
	\$9,647	No	/ /			401	64
	\$11,877	No	/ /			401	45
	\$7,020	No	/ /			401	41
	\$26,185	No	/ /	081-008-000-035-00		401	51
	\$26,185	No	/ /	081-008-000-010-00		401	51
	\$20,245	No	/ /			401	65
	\$16,877	No	/ /			401	50
	\$15,902	No	/ /			401	45
	\$28,000	No	/ /			401	76
	\$26,559	No	/ /			401	45
	\$22,450	No	/ /			401	45
	\$14,919	No	/ /			401	45
	\$16,877	No	/ /			401	45
	\$22,450	No	/ /			401	58
	\$9,647	No	/ /			401	45
	\$9,647	No	/ /			401	84