

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
21 004 300 009 04 6 3	433 BECK ST	03/17/21	\$103,000	OTH	03-ARM'S LENGTH	\$103,000	\$59,200	57.48
21 004 400 007 04 6 3	880 MAUMEE ST	02/24/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$280,500	66.00
21 045 001 003	202 HILLCREST CT	03/31/21	\$180,000	LC	03-ARM'S LENGTH	\$180,000	\$83,000	46.11
21 045 001 004	201 HILLCREST CT	09/21/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$55,700	39.81
21 060 001 086	118 MAUMEE ST	07/23/21	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$73,200	68.41
21 060 001 093	125 MAUMEE ST	06/01/20	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$45,600	69.09
21 060 001 093	125 MAUMEE ST	02/26/22	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$47,000	40.00
21 060 001 097	314 CHURCH ST	10/29/21	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$69,900	41.48
21 065 003 006	312 EAST ST	01/10/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,100	37.28
21 065 003 007	308 EAST ST	08/11/21	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$37,900	36.80
21 065 004 016	207 MAUMEE ST	11/13/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$62,100	46.00
21 065 005 001	301 EAST ST	07/16/20	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$69,000	50.18
21 065 010 013	412 MAUMEE ST	07/16/20	\$145,500	WD	03-ARM'S LENGTH	\$145,500	\$61,500	42.27
21 065 012 002	209 ADRIAN ST	08/07/20	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$30,800	42.19
21 065 014 001	501 EAST ST	09/07/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,200	45.25
21 070 001 005	411 DEWITT ST	05/29/20	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$52,400	40.00
21 070 001 010	410 DEWITT ST	07/17/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$84,300	54.74
21 095 001 004	511 CREST LN	10/13/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$65,400	51.50
21 095 001 034	500 FAYETTE ST	04/12/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,800	44.47
Totals:			\$2,657,900			\$2,657,900	\$1,318,600	
							Sale. Ratio =>	49.61
							Std. Dev. =>	10.29

SE ECF .843 CALCULATED, .843 APPLIED

21 065 012 004	212 FAYETTE ST	11/16/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$26,000	26.00
21 065 009 008	414 EAST ST	11/19/21	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$38,100	26.74
21 060 001 092	121 MAUMEE ST	08/19/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$35,300	27.80

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$118,439	\$37,961	\$65,039	\$95,693	0.680	1,344	\$48.39	0003	22.7600
\$561,006	\$127,533	\$297,467	\$516,654	0.576	2,500	\$118.99	0003	33.1505
\$165,940	\$13,936	\$166,064	\$180,742	0.919	1,266	\$131.17	0003	1.1529
\$111,467	\$25,487	\$114,413	\$102,235	1.119	1,200	\$95.34	0003	21.1851
\$146,446	\$9,162	\$97,838	\$163,239	0.599	3,278	\$29.85	0003	30.7907
\$91,128	\$8,019	\$57,981	\$101,106	0.573	1,816	\$31.93	0003	33.3793
\$94,017	\$8,019	\$109,481	\$102,501	1.068	1,816	\$60.29	0003	16.0840
\$139,768	\$10,346	\$158,154	\$154,257	1.025	3,690	\$42.86	0003	11.7998
\$134,163	\$15,461	\$164,539	\$141,480	1.163	2,876	\$57.21	0003	25.5720
\$75,815	\$16,538	\$86,462	\$70,484	1.227	781	\$110.71	0003	31.9429
\$124,230	\$15,130	\$119,870	\$129,727	0.924	1,708	\$70.18	0003	1.6759
\$137,973	\$12,758	\$124,742	\$152,330	0.819	2,401	\$51.95	0003	8.8367
\$122,926	\$19,072	\$126,428	\$126,343	1.001	2,192	\$57.68	0003	9.3411
\$61,682	\$12,909	\$60,091	\$59,335	1.013	520	\$115.56	0003	10.5487
\$72,459	\$10,482	\$69,518	\$73,694	0.943	1,672	\$41.58	0003	3.6066
\$104,825	\$14,671	\$116,329	\$109,676	1.061	1,132	\$102.76	0003	15.3395
\$168,691	\$17,236	\$136,764	\$184,252	0.742	1,540	\$88.81	0003	16.4995
\$130,764	\$15,823	\$111,177	\$136,672	0.813	1,760	\$63.17	0003	9.3802
\$75,546	\$15,196	\$69,804	\$71,760	0.973	960	\$72.71	0003	6.5483
\$2,637,285		\$2,252,161	\$2,672,180			\$73.22		6.4444
			E.C.F. =>	0.843		Std. Deviation=>	0.19905897	
			Ave. E.C.F. =>	0.907		Ave. Variance=>	16.2944	Coefficient of Var=>

\$52,026	\$13,053	\$86,947	\$46,341	1.876	858	\$101.34	0003	187.6233
\$76,188	\$15,461	\$127,039	\$72,380	1.755	1,172	\$108.40	0003	175.5162
\$70,632	\$6,491	\$120,509	\$76,268	1.580	1,470	\$81.98	0003	158.0082

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1 STORY		\$37,961	No	/ /		0001.RESIDENTIAL	401	45
1.5 STORY	RES 1 FAMILY	\$50,719	No	/ /		0001.RESIDENTIAL	401	82
1 STORY		\$13,936	No	/ /		0001.RESIDENTIAL	401	71
1 STORY		\$21,146	No	/ /		0001.RESIDENTIAL	401	63
2 STORY		\$9,162	No	/ /		0001.RESIDENTIAL	401	45
2 STORY		\$8,019	No	/ /		0001.RESIDENTIAL	401	50
2 STORY		\$8,019	No	/ /		0001.RESIDENTIAL	401	48
2 STORY		\$10,346	No	/ /		0001.RESIDENTIAL	401	45
2 STORY		\$15,461	No	/ /		0001.RESIDENTIAL	401	51
1.5 STORY		\$15,394	No	/ /		0001.RESIDENTIAL	401	59
1 STORY		\$15,130	No	/ /		0001.RESIDENTIAL	401	50
1.75 STORY		\$12,758	No	/ /		0001.RESIDENTIAL	401	64
2 STORY		\$19,072	No	/ /		0001.RESIDENTIAL	401	75
1 STORY		\$12,909	No	/ /		0001.RESIDENTIAL	401	70
1.75 STORY		\$10,482	No	/ /		0001.RESIDENTIAL	401	45
1.5 STORY		\$13,692	No	/ /		0001.RESIDENTIAL	401	61
1 STORY		\$17,236	No	/ /		0001.RESIDENTIAL	401	71
MODULAR		\$15,823	No	/ /		0001.RESIDENTIAL	401	80
1 STORY		\$15,196	No	/ /		0001.RESIDENTIAL	401	54

17.95999541

1.5 STORY		\$13,053	No	/ /		0001.RESIDENTIAL	401	45
1.5 STORY		\$15,461	No	/ /		0001.RESIDENTIAL	401	45
1.75 STORY		\$6,491	No	/ /		0001.RESIDENTIAL	401	45