

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	
02 004 400 003 04 5 3	11263 WINFIELD RD	03/24/21	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$59,900	61.12	
02 110 001 015 04 5 3	1400 PLAIN ST	08/17/21	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$43,300	32.68	
02 115 001 005 04 5 3	11250 WEST ST	11/04/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$5,100	25.50	
Totals:			\$250,500			\$250,500	\$108,300		
								Sale. Ratio =>	43.23
								Std. Dev. =>	18.84

MOSHERVILLE ECF .800 APPLIED AS ONE SALE OVERWEIGHTS

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$118,217	\$13,992	\$84,008	\$136,958	0.613	1,450	\$57.94	006	21.3563
\$85,380	\$14,559	\$117,941	\$93,063	1.267	1,520	\$77.59	006	44.0375
\$17,946	\$7,690	\$12,310	\$20,512	0.600	910	\$13.53	006	22.6812
\$221,543		\$214,259	\$250,533			\$49.69		2.8264
			E.C.F. =>	0.855		Std. Deviation=>	0.38143335	
			Ave. E.C.F. =>	0.827		Ave. Variance=>	29.3583	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH		\$11,000	No	/ /		4005 MOSHERVILLE	402	68
2 STORY		\$11,068	No	/ /	02 115 001 025 04 5 3	4005 MOSHERVILLE	402	60
TRAILER		\$7,690	No	/ /		4005 MOSHERVILLE	402	35

35.50200488
