

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
003-016-009-50	8037 S STEVENSON RD	05/24/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$45,400
006-007-008-00	4680 N SHERIDAN RD	05/03/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$38,700
008-003-012-10	6765 S GREENVILLE RD	04/04/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$151,500
010-014-022-10	1918 W CARSON CITY RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$110,000	\$60,200
014-034-010-54	5451 S GREENVILLE RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$325,000	\$161,900
014-034-010-60	8898 W PECK RD	03/15/24	\$141,766	MLC	03-ARM'S LENGTH	\$141,766	\$52,400
019-013-020-11	2650 STONEY LAKE BLVD	12/18/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,200
019-015-015-02	2991 S DERBY RD	01/25/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$103,000
Totals:			\$2,411,766			\$1,976,766	\$694,300
							Sale. Ratio =>
							Std. Dev. =>

DOUGLASS TOWNSHIP COMMERCIAL ECF .777 APPLIED AND CALCULATED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
23.89	\$161,519	\$46,413	\$143,587	\$178,096	0.806	4,000	\$35.90	2004
15.48	\$249,033	\$83,208	\$166,792	\$227,469	0.733	14,950	\$11.16	2004
25.25	\$405,639	\$48,642	\$551,358	\$489,708	1.126	6,000	\$91.89	2004
54.73	\$169,640	\$64,110	\$45,890	\$144,760	0.317	4,480	\$10.24	2004
49.82	\$323,071	\$62,947	\$262,053	\$356,823	0.734	10,560	\$24.82	2004
36.96	\$149,613	\$27,946	\$113,820	\$166,896	0.682	6,496	\$17.52	2004
40.60	\$196,246	\$88,560	\$111,440	\$147,717	0.754	0	#DIV/0!	2004
64.38	\$212,922	\$28,270	\$131,730	\$253,295	0.520	4,128	\$31.91	2004
	\$1,867,683		\$1,526,670	\$1,964,764			#DIV/0!	
35.12				E.C.F. =>	0.777		Std. Deviation=>	0.23195845
16.84				Ave. E.C.F. =>	0.709		Ave. Variance=>	15.2103

Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr
9.7077	RANCH	\$43,524	Yes	2004 MONTCALM RURAL COMMERCIAL/INDU	201	95
2.4095		\$75,763	Yes	2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
41.6735		\$26,679	Yes	2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
39.2149		\$64,110	No	2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
2.5250		\$94,870	No	2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
2.7174		\$23,968	Yes	2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
4.5257		\$88,560	No	2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
18.9091		\$50,441	No	2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
6.7868						

Coefficient of Var=> 21.44849403