

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
13-019-011-10	8071 N LUMBERJACK RD	02/16/2024	\$130,000	WD
41-150-039-10	623 S QUARTERLINE RD	05/19/25	\$200,000	WD
43-100-063-50	203 W MORSE ST	06/07/23	\$25,000	WD
11-020-001-30	3036 S BAGLEY RD	09/03/25	\$250,000	WD
13-030-003-00	N LUMBERJACK RD	08/22/2023	\$222,500	WD
13-019-011-36	11616 NW MONROE RD	09/06/2023	\$450,000	PTA
Totals:			\$1,277,500	

SEVILLE COMMERCIAL INDUSTRIAL ECF .781 APPLIED

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$130,000	\$27,000	20.77	\$71,737
03-ARM'S LENGTH	\$200,000	\$96,200	48.10	\$155,578
03-ARM'S LENGTH	\$25,000	\$14,300	57.20	\$28,079
03-ARM'S LENGTH	\$250,000	\$79,100	31.64	\$171,069
03-ARM'S LENGTH	\$222,500			\$233,072
03-ARM'S LENGTH	\$450,000	\$274,100	60.91	\$482,542
	\$1,277,500	\$490,700		\$1,142,077
		Sale. Ratio =>	38.41	
		Std. Dev. =>	17.10	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$30,955	\$99,045	\$61,884	1.600	1,800	\$55.03
\$42,300	\$157,700	\$159,997	0.986	3,840	\$41.07
\$6,608	\$18,392	\$30,326	0.606	2,064	\$8.91
\$30,392	\$219,608	\$198,696	1.105	4,032	\$54.47
\$73,519	\$148,981	\$235,964	0.631		
\$32,480	\$417,520	\$671,734	0.622	11,540	\$36.18
	\$1,061,246	\$1,358,602			\$39.13
		E.C.F. =>	0.781		Std. Deviation=>
		Ave. E.C.F. =>	0.925		Ave. Variance=>

ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale
'2001	67.5427		\$30,955	
25 RU	2026 COM/IND RURAL	201		
25 RU	2026 COM/IND RURAL	201		
25 RU	2026 COM/IND RURAL	201		
'2001	30.3512		\$32,480	13-019-011-32
	14.3937			
0.393048				
48.9469	Coefficient of Var=>	52.91173046		

Land Table	Property Class
2001 COMMERCIAL	201

2001 COMMERCIAL	201
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