

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.
02 110 001 013 04 5 3	1431 PLAIN ST	11/28/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$43,800
02 110 001 025 04 5 3	11200 WEST ST	11/16/23	\$77,320	WD	03-ARM'S LENGTH	\$77,320	\$24,200
02 125 001 003 02 5 3	1700 E MOSHERVILLE RD	06/27/23	\$100,000	QC	03-ARM'S LENGTH	\$100,000	\$53,500
Totals:			\$262,320			\$262,320	\$121,500
							Sale. Ratio =>
							Std. Dev. =>

MOSHERVILLE ECF 1.031 CALCULATED, .95 APPLIED AS ONE SALE HEAVILY WEIGHTED SMALL NUMBER OF SALE AND USING HISTORICAL V

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
51.53	\$87,371	\$11,198	\$73,802	\$80,182	0.920	821	\$89.89	006
31.30	\$49,885	\$8,855	\$68,465	\$43,189	1.585	480	\$142.64	006
53.50	\$107,999	\$23,872	\$76,128	\$88,555	0.860	1,286	\$59.20	006
	\$245,255		\$218,395	\$211,926			\$97.24	
46.32				E.C.F. =>	1.031		Std. Deviation=>	0.40250666
12.29				Ave. E.C.F. =>	1.122		Ave. Variance=>	30.8966

ALUES

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
20.1345	BUNGALOW	\$8,716	4005 MOSHERVILLE	401	59
46.3449	RANCH	\$8,855	4005 MOSHERVILLE	401	63
26.2104	2 STORY	\$22,809	4005 MOSHERVILLE	401	54

9.1252

Coefficient of Var=> 27.54259239
